

CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT

October 20, 2011

Agenda Item: 3

SUBJECT: Newport Beach Country Club (PA2008-152)
1600 East Coast Highway

- General Plan Amendment No. GP2008-005
- Planned Community Development Plan Adoption No. PC2008-001
- Development Agreement No. DA2010-005
- Mitigated Negative Declaration No. ND2010-010
- Temporary Structures Use (Limited Term) Permit No. XP2011-005
- Site Development Review No. SD2011-003

APPLICANT: Newport Beach Country Club, Inc.

PLANNER: Rosalinh M. Ung, Associate Planner
(949)644-3208, rung@newportbeachca.gov

INTRODUCTION

On August 4, 2011, the Planning Commission conducted a public hearing on the application submitted by the Newport Beach Country Club, Inc. to redevelop the existing golf clubhouse and parking lot. During the hearing, the Commission expressed general acceptance of the project; however, many issues remained unresolved. The Commission directed staff and the applicant to address conflicting elements with the Gold Realty Fund application. The primary issues were the architectural design of the proposed clubhouse building, parking lot design, landscape plans, frontage road easement, and size and use of the banquet facility. The Planning Commission also directed staff to further refine the alternative Planned Community Development Plan (PCDP) and supported Site Development Review (SDR) process as proposed by staff in the alternative PCDC.

RECOMMENDATION

1. Conduct a public hearing and direct staff to prepare a resolution recommending the following:
 - a) Approval of the Mitigated Negative Declaration,
 - b) Approval of General Plan Amendment, Development Agreement, Limited Term Permit, and
 - c) Adoption of an amendment to Planned Community Development Plan No. PC2005-002 (staff's alternative PCDP) reflecting the increase in intensity for the larger golf clubhouse,
 - d) Approval of Site Development Review application as proposed by the applicant, and

2. Continue the hearing to November 3, 2011, for the adoption of the resolution.

DISCUSSION

Subsequent to the August 4, 2011 Planning Commission, staff met with both applicants on several occasions to address the comments from the Planning Commission and to resolve conflicting aspects of the applications. Each applicant has remained steadfast in their respective architectural styles, size of the golf clubhouse, and design of the parking lot. Because of these unresolved differences, a blended or unified site plan as it relates to the golf clubhouse and parking lot is not available. The applicant has submitted plans for an SDR application (Attachment PC1) as provided in the alternative draft PCDP including a site comparison cross-sections as requested by the Planning Commission. The applicant has modified the location of the porte-cochere to increase the separation between it and the bungalows proposed by Golf Realty Fund and specific revisions to the plans project are highlighted below.

Issues from the Prior Meeting

1. Entry Drive

Comment: The entry drive should be designed to unify the entire project and enhance the design to look like the entrance to a high quality resort facility.

The entry drive has been enhanced with a landscaped median, sidewalks on both sides and an additional landscaping between the sidewalks and the proposed access road. The revised design presents a more upscale aesthetic appearance and includes large trees. In addition, the entry has been widened to better align with Irvine Terrace on the south side of East Coast Highway. Please see Sheets A-2C, A-2D, A-2E, L-1.1, L-1.2, and L-2.1 of the submitted plans.

2. Porte-cochere

Comment: Redesign/relocate the porte-cochere to provide more separation to the Tennis Club facility.

The porte-cochere has been redesigned and reoriented on a circular driveway, thereby reducing the number of turning movements required of vehicles accessing the golf clubhouse and parking lot. The distance to the Golf Realty Fund proposed bungalows has been increased from 128 to 165 feet. By shifting the porte-cochere, the distance from the corner of the bag drop-off of the clubhouse to the nearest adjacent proposed development on the Tennis Club site (the bungalows) is now 95 feet. Please see Sheets A-2C, A-2C-PO, A-2D, A-2D-PO, A-2E, A-3, A-7, and A-8 of the submitted plans.

3. Frontage Road Easement

Comment: The frontage road easement should be eliminated.

The applicant has submitted two (2) alternative plans showing the proposed development both with and without the frontage road easement along East Coast Highway. The applicant's preferred alternative is to eliminate the easement; however, the applicant has no control over the existence of frontage road easement.

Golf Realty Fund, the land owner, has submitted documentation showing the termination of the frontage road easement. Elliot Feuerstein, co-owner of the Golf Club and Tennis Club sites and also land owner of the adjacent Armstrong Nursery property (beneficiary of the easement) disputes the termination of the easement and supports the frontage road easement remaining to serve the Armstrong Nursery property.

The ongoing dispute over the existence of the easement is a private matter. The easement appears to be terminated; however, if the easement and driveway are maintained, the applicant would provide only five (5) feet of landscaping to screen the driveway to the Armstrong Nursery property. In this instance, the applicant proposes 10 feet of landscaping along the north side of the easement to enhance screening of the golf clubhouse parking lot. The combination of these two landscape areas should adequately screen the driveway and parking lot. Please see Sheet A-2E of the submitted plans.

4. Buffer the proposed parking lot from the Golf Realty bungalows and the design of the parking lot

Comment: Provide landscaping to enhance the view from the proposed hotel units (bungalows) located on the Tennis Club site; and orient the parking lot in the direction of the guests' destination.

An open landscaped area of 165 feet wide will be provided between the porte-cochere and the nearest adjacent proposed development on the Tennis Club site (the bungalows). The elevation of the bungalows is approximately 10 feet higher than the applicant's proposed golf clubhouse parking lot so the view to East Coast Highway will be over the parking lot and parked vehicles. Also, under the preferred site plan without the frontage easement, the landscape buffer between the street and parking lot is increased to 20 feet from the back of the sidewalk to the parking area. The hedge and six-foot high wrought-iron fence design has been replaced with a low landscaped berm and wrought iron fence to reduce the site from being "walled-off". Please see Sheets A-2C, A-10, A-15, and L-1.1 of the submitted plans. These changes should provide improved aesthetics, views and open spaces for the NBCC, future guests at the Golf Realty proposed bungalows (if approved) and the public as they travel past the project site.

With regard to the parking lot design, the applicant prefers the proposed parking lot design where the main parking lot is lower than the clubhouse building pad. The parking lot elevation is very close to the elevation of the existing parking lot. The parking lot is designed to avoid club members from needing to walk between parked vehicles to access the clubhouse. It is the applicant's belief that the proposed parking lot is more efficient for use by the Toshiba Classic golf tournament. Golf Realty does not believe the change in grade between the parking lot and clubhouse is appropriate given that users would need to use stairs. Please see Sheet A-10 of the submitted plans.

5. Signage/Corner Open Space at the Entry Drive

Comment: Enlarge the open space at the entry drive corner where existing and proposed signage is located.

The revised plans (with and without front road easement) provides a large, landscaped corner with a lower monument sign, which has been reduced from 10 feet to 7 feet in height. The overall size of the monument sign has also been reduced from 180 to 155 square feet. Signage will be consistent with the Planned Community design standards for height and width. Please see Sheets A-2E, L-1.1, and L-1.2 of the submitted plans.

6. Landscaping/Fencing

Comment: Hedge/fencing blocks view of the golf course from East Coast Highway

The 6-foot high hedge has been removed and will be replaced with a 3-foot landscaped berm. The fence pilasters have been removed and an open wrought-iron fence of maximum six (6) feet in height will be constructed allowing improved visibility of the project site from East Coast Highway as compared to the prior design. Please see Sheets A-15 and L-1.1 of the submitted plans.

7. Building Height

Comment: Compare proposed building heights to existing.

The proposed clubhouse will be located at approximately the same finished floor elevation as the existing clubhouse. The building pad has been lowered by one foot from the prior design which will reduce the total amount of grading by 5,000 cubic yards. Please see Sheet A-10 of the submitted plans. The chart below provides a comparison of building height:

	Existing	NBCC, Inc.	Golf Realty Fund
Height at Peak¹	22 feet	50 feet, 9 inches	53 feet, 6 inches
Distance from Coast Hwy	344 feet	300 feet	424 feet
Building Width²	262 feet	378 feet	265 feet

¹ As measured from the lowest existing grade

² Width is measured parallel to East Coast Highway

8. *Size and Use of Banquet Facility*

Comment: Provide clarification of the size and use of the banquet facility allowing it to be used by the public.

The proposed banquet room accommodates up to 250 seats, which is 30 seats more than the clubhouse proposed by Golf Realty Fund. The current banquet facility accommodates up to 130 seats, and according to the applicant, it is inadequate and does not support current uses. The applicant indicates that the size proposed is similar to other clubs including the Sea Cliff golf clubhouse in Huntington Beach. This can be contrasted with nearby banquet facilities within Newport Center and the surrounding area. The banquet room at the Marriott Newport Center can accommodate 636 seats and the Island Hotel can accommodate approximately 400. Please Sheet A-4 of the submitted plans.

The attorney for the Golf Realty Fund contends that the Park and Recreation (PR) category of the General Plan would not allow public use (e.g. renting the banquet facility to the general public) of the golf clubhouse as it would constitute a commercial use inconsistent with PR designation. The PR designation applies to land proposed or used for active public or private recreational use. Permitted uses include parks (both active and passive), golf courses, marina support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities. Assembly/meeting facilities, including banquet/assembly uses are typically accessory activities at both public and private golf courses. Staff believes that these accessory commercial activities are allowed by the General Plan provided they remain subordinate to the operation of the golf club and golf course.

9. *Architectural Design for the Golf Clubhouse*

Comment: Reconsider an architectural alternative to the Americana Prairie design

The applicant prefers the Prairie Style of architecture for the proposed clubhouse for the following reasons: the proposed architectural style lends itself to the natural setting of a golf course and provides the ambience to promote a world class venue befitting the status of the Newport Beach Country Club. Additionally, the Prairie Style of architecture is described as having clean lines and strong presence as exhibited by the plans. The philosophy stresses purity of design and artistry in execution. Natural materials are preferred and moving from outdoor to indoor spaces becomes a seamless transition. Other distinctive elements include strong horizontally-oriented facades and open, flowing interior space rather than smaller rooms. Ribbons of windows with well-defined vertical detailing add to the horizontal orientation. The abundance of windows also creates a more open, natural presence allowing natural light and maximizing views of the surrounding open space. Please see Sheets A-7 and A-8 of the submitted plans.

Alternative Planned Community Development Plan

The attached alternative Planned Community Development Plan (PCDP) is the same draft text recommended for approval with the Golf Realty Fund application. The draft PCDP has been further refined from the prior draft with input from the applicant (Attachment PC2). It provides necessary use and development regulations to accommodate the applicant's project and it does not stipulate a specific architectural theme. If the Planning Commission finds the applicants project acceptable, the intensity limit for the golf clubhouse would be changed from 35,000 to 56,000 gross square feet.

Site Development Review Application

The revised plans illustrate the proposed development in detail and include further changes/modifications to the original application. The submitted application also includes revised site plans, detailed cross-sections, and revised landscaping plans that illustrate changes to the location of the porte-cochere thereby providing better vehicle turning movements and increasing the separation between the proposed clubhouse and the bungalows proposed by Golf Realty Fund. The plan also includes an enhanced entry drive with additional landscaping, improved signage, and improved views of the golf club from East Coast Highway due to the change in the proposed perimeter fence and additional landscaping.

Staff believes that the facts in support of findings for approval can be made should the Planning Commission determine that the proposed Site Development Plan is acceptable. In that case, staff will return with a resolution for approval with conditions of approval.

Development Agreement

The draft development agreement and a discussion of its contents are provided in a separate report.

Mitigated Negative Declaration

The Planning Commission provided comments to the draft Mitigated Negative Declaration pertaining to the aesthetic impacts of the proposed clubhouse's porte-cochere, parking demand analysis prepared by Kimley-Horn Consultant, land use impacts of the applicant's project together with the future development proposed on the Tennis Club site, the proposed Planned Community Development Plan, and impacts of importing 40,000 cubic yards of earth materials to the subject site. Responses to these comments have been prepared and are attached to this report (Attachment PC3). Staff believes that the environmental analysis is adequate and that the project's potential impacts can be mitigated to a less than significant level.

Alternatives

The Planning Commission has the following options:

1. Approve a modified project by changing or adding standards within the draft PCDP or through conditions of approval applied to the SDR application.
2. Deny the project.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property (excluding roads and waterways) and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code due to the addition of Site Development Review application. The environmental assessment process has also been noticed consistent with the California Environmental Quality Act. Finally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:


Rosalinh M. Ung, Associate Planner

Submitted by:


Jim Campbell, Principal Planner

ATTACHMENTS

- PC 1 Revised Plans for Site Development Review
- PC 2 Alternative Planned Community Development Plan
- PC 3 Responses to Planning Commission Comments on Draft MND

Attachment No. PC 1

Revised Project Plans

NEWPORT BEACH COUNTRY CLUB

Newport Beach, California



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		C-1	TECHNICAL SITE PLAN
		C-2	EXISTING BOUNDARY PLAN

SEPT. 19, 2011

APPLICANT :

NEWPORT BEACH COUNTRY CLUB, INC
1600 EAST COAST HIGHWAY
NEWPORT BEACH, CA 92660 TEL: 949-644-9550
CONTACT: PERRY W. DICKEY, PRESIDENT / COO

APPLICANT REPRESENTATIVE :

CAA PLANNING
65 ENTERPRISE, SUITE 130
ALISO VIEJO, CA 92656 TEL: 949-581-2888
CONTACT: SHAWNA SCHAFFNER, CEO

CIVIL ENGINEER :

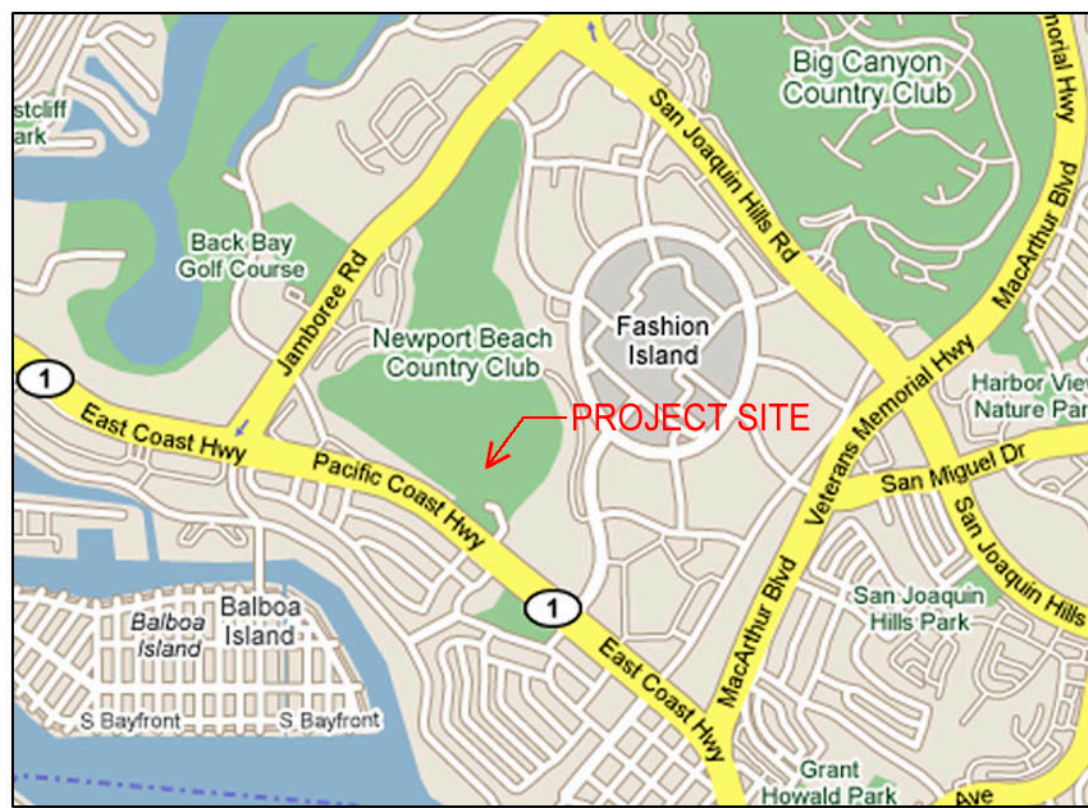
FUSCOE ENGINEERING
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606 TEL: 949-474-1960
CONTACT: CAL WOOLSEY

ARCHITECT :

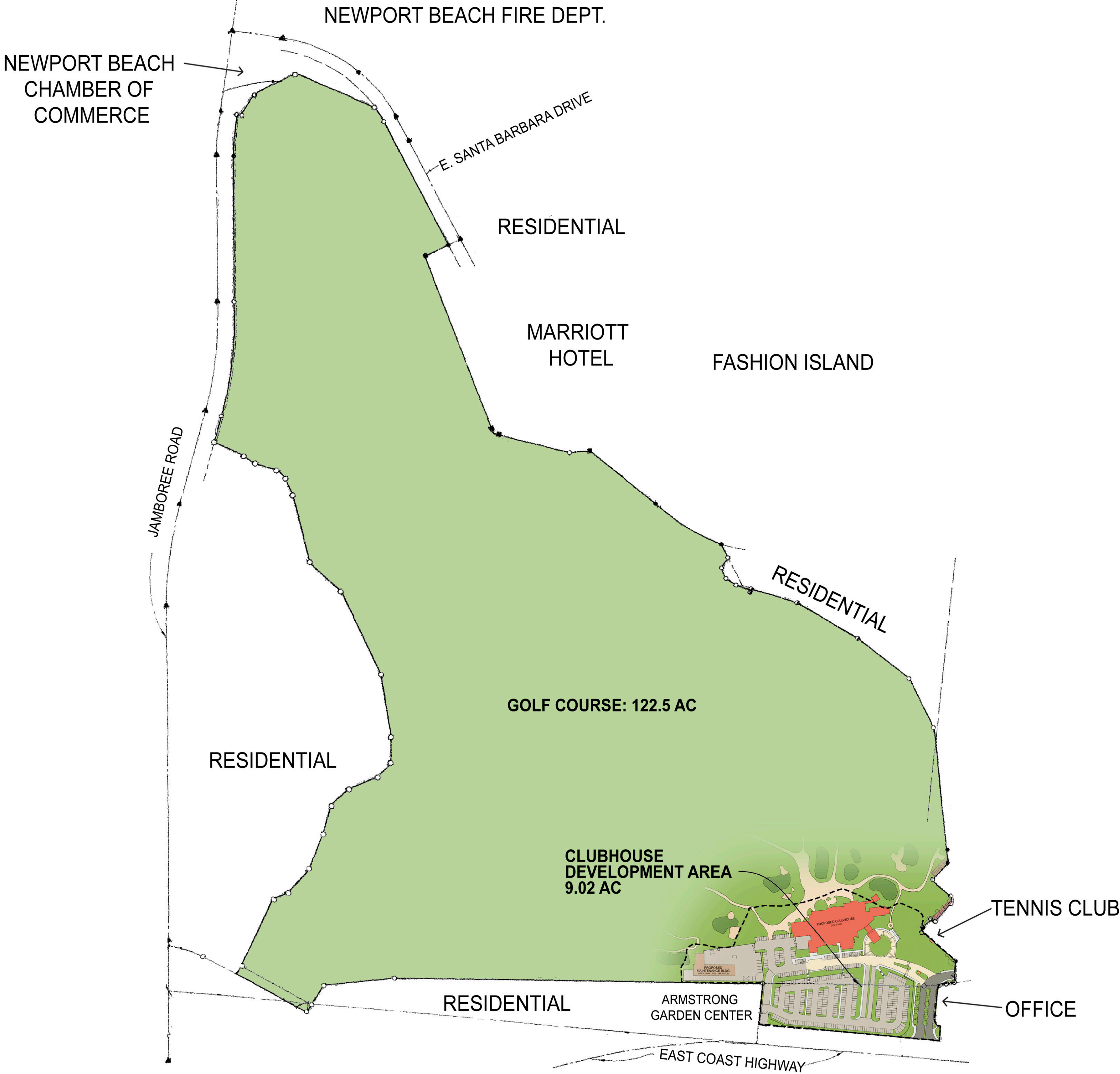
LEE & SAKAHARA ARCHITECTS, AIA, INC.
16842 VON KARMAN AVENUE, SUITE 300
IRVINE, CA 92606 PHONE : 949-261-1100
CONTACT: DOUG LEE



LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS



VICINITY MAP (N.T.S.)



PROJECT DEVELOPMENT SUMMARY

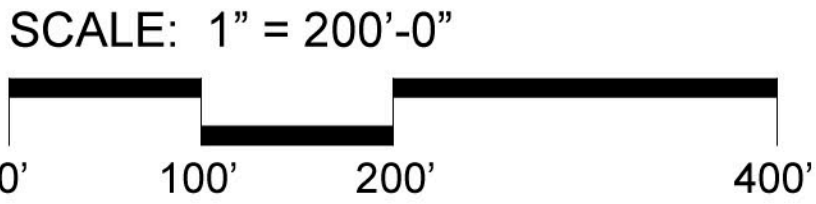
	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:	Clubhouse:	Clubhouse:
	1st Floor 20,702 sf	1st Floor 30,693 sf
	2nd Floor 2,758 sf	2nd Floor 20,520 sf
	23,460 sf	51,213 sf
	Cart Barn: 6,050 sf	Cart Barn & Bag Storage: 9,310 sf
	Maint. Building: 2,010 sf	Maint. Building: 8,565 sf
	Total Existing Area: 31,520 sf	Total Project Area: 69,088 sf
Building Heights:	Clubhouse: 23'-9" max	Clubhouse: 46'-9" max
	Cart Barn: 12'-0"	
	Maint. Bldg.: 18'-0"	Maint. Bldg.: 21'-0" max
Site Area:	Gross Site Area = 131.52 acres	Gross Site Area = 131.52 acres
	Lot Coverage: 30,105 sf / 131.52 ac = 0.525%	49,940 sf / 131.52 ac = 0.872%
Note: 1.) Gross Site Area includes golf course. 2.) Existing clubhouse building area from take-off of existing floor plan. 3.) Existing cart barn and maintenance building areas are from field measurements		

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



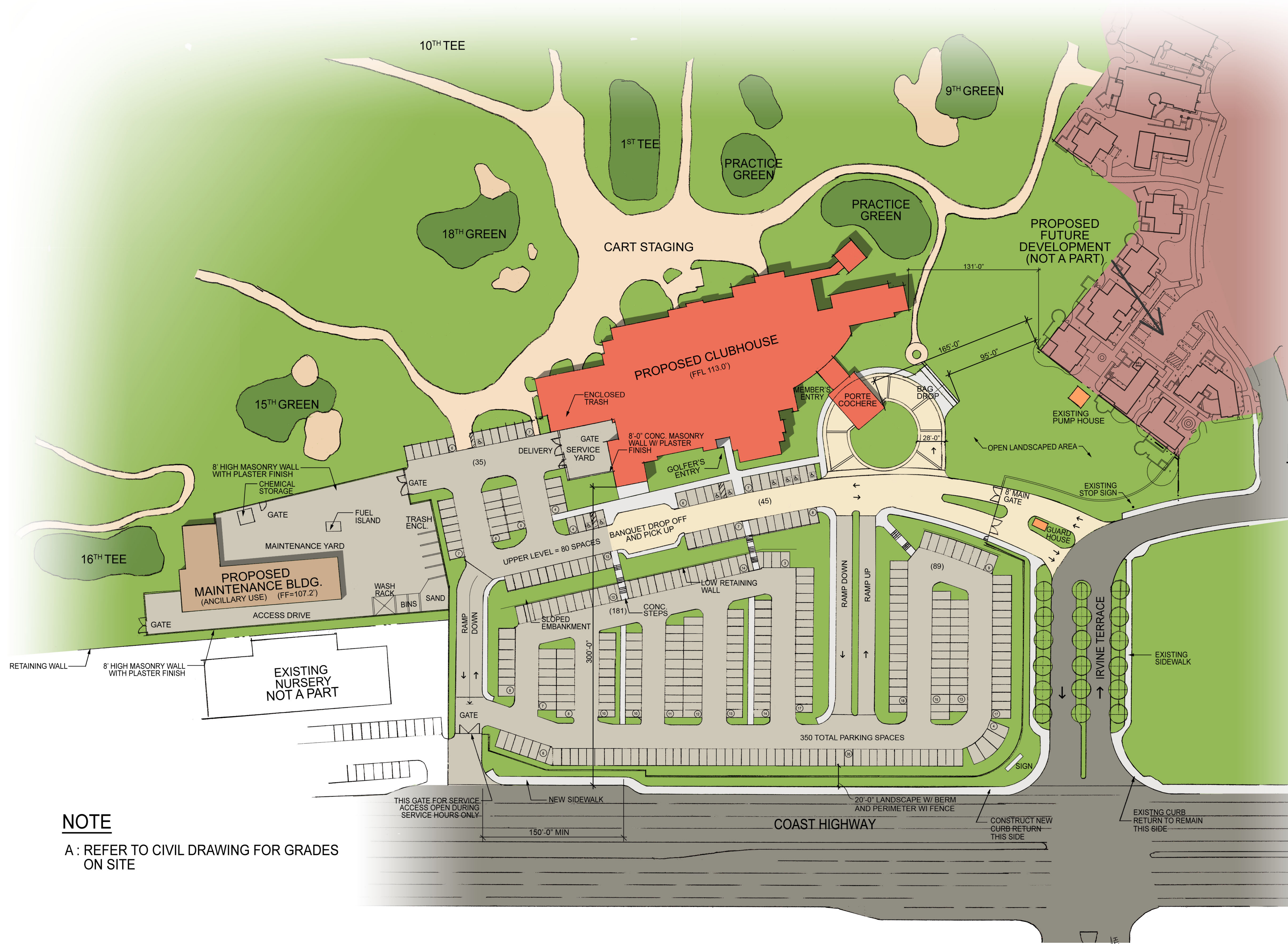
REVISED OVERALL SITE PLAN
WITHOUT ACCESS EASEMENT
A-2A

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144



08012

11-22-10 09-08-08
04-12-11 03-20-09
05-04-11 03-27-09
09-07-11 06-19-09
09-19-11 09-30-10



PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses : - Regulation Courses	18 holes	8 spaces per hole	144
Eating & Drinking Establishments : - Fine Dining - Mixed Grille - Boardroom / Private Dining - Banquet Room	58 seats 90 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 35 sf)	146
Other Uses : - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,290 sf 2,160 sf 8,565 sf 1,800 sf	4 stalls/1,000 sf 2 stalls/1,000 sf 1 stall / 250 sf	18 18 8
Total parking required :			334
Parking provided : - Standard - Handicapped			341 9
Total parking provided :			350

PROJECT DEVELOPMENT SUMMARY

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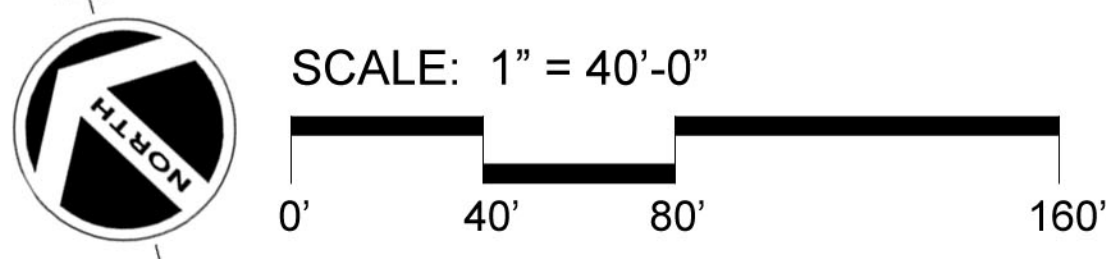
GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NOTE
A : REFER TO CIVIL DRAWING FOR GRADES ON SITE

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



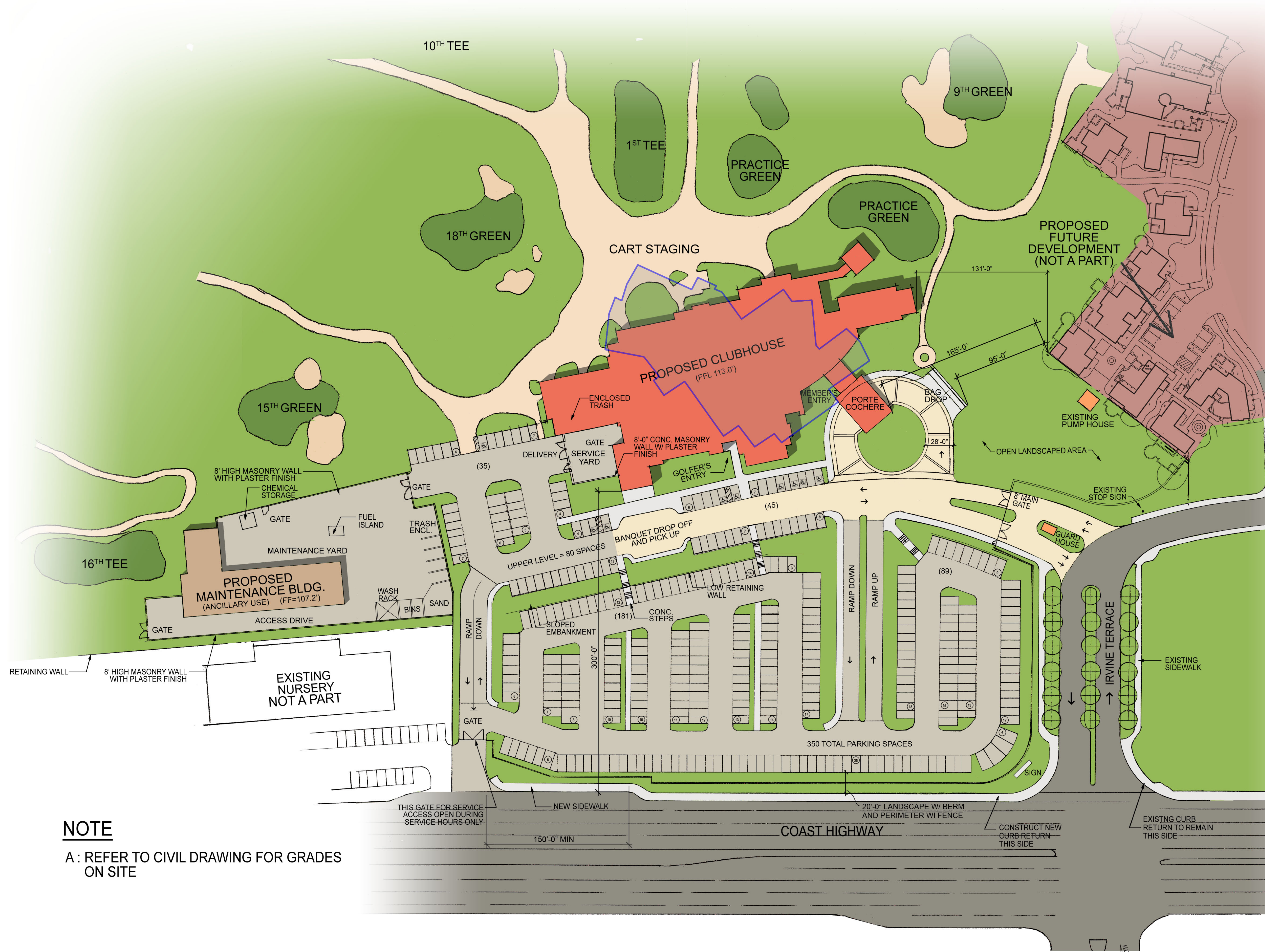
REVISED SITE PLAN WITHOUT ACCESS EASEMENT
A-2C

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08012

09-07-11
09-19-11



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NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"

0' 40' 80' 160'

08012

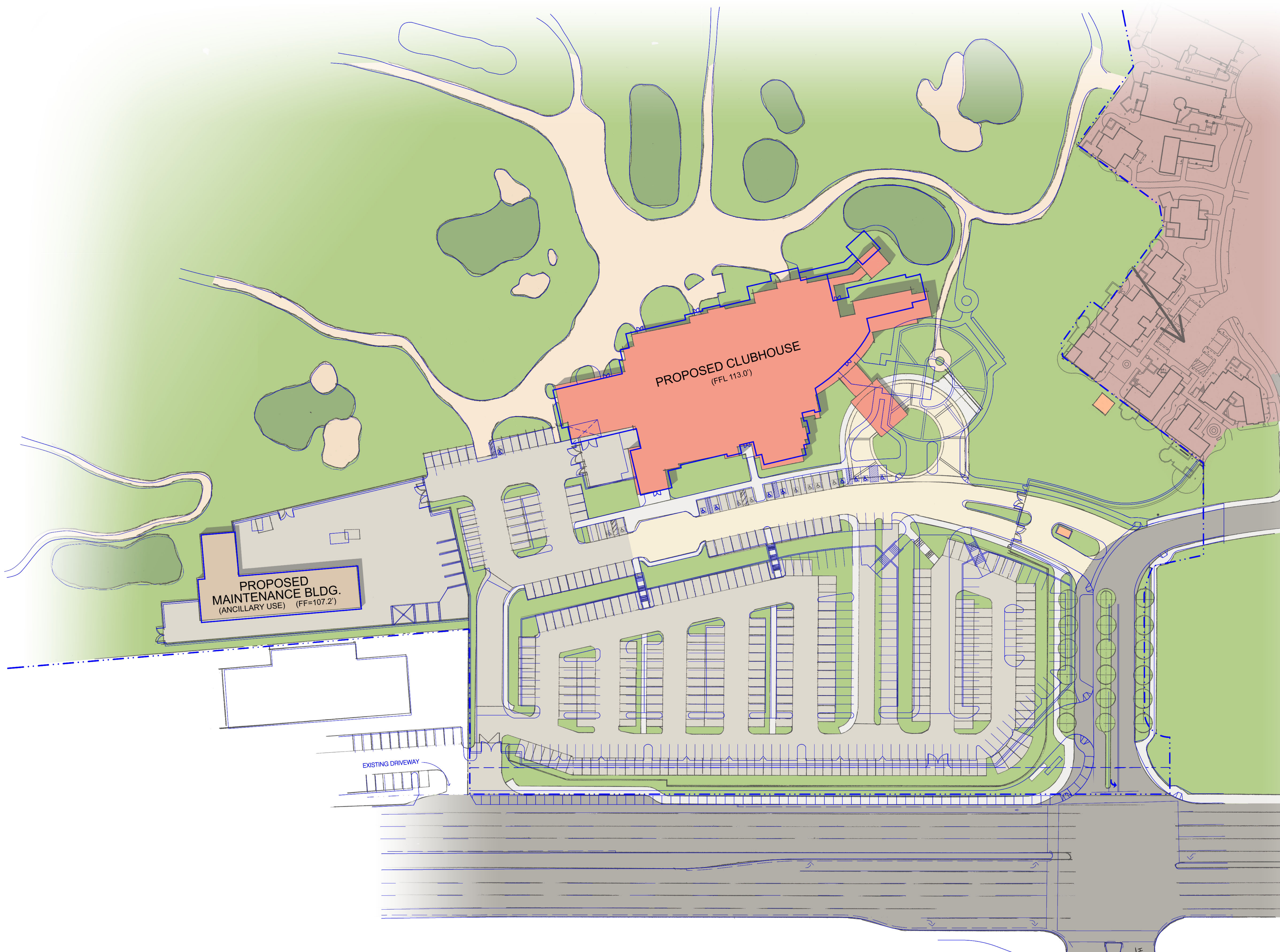
09-07-11
09-19-11

REVISED SITE PLAN WITHOUT
ACCESS EASEMENT - EXISTING
CLUBHOUSE OVERLAY

A-2C-EO

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ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
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lee
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NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"

0' 40' 80' 160'

REVISED SITE PLAN WITHOUT
ACCESS EASEMENT - PREVIOUS
PLAN OVERLAY

A-2C-PO

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
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PH. 949-261-1100 F. 949-261-1144



08012

09-07-11
09-19-11



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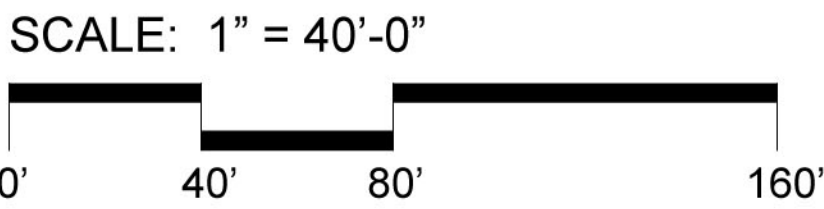
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NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



REVISED SITE PLAN WITH ACCESS EASEMENT

A-2D

LEE & SAKAHARA
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ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144



08012

09-07-11
09-19-11



PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE		PROPOSED CLUBHOUSE	
Project Area:	Clubhouse:		Clubhouse:	
	1st Floor	20,702 sf	1st Floor	30,693 sf
	2nd Floor	2,758 sf 23,460 sf	2nd Floor	20,520 sf 51,213 sf
	Cart Barn:	6,050 sf	Cart Barn & Bag Storage:	9,310 sf
	Maint. Building:	2,010 sf	Maint. Building:	8,565 sf
	Total Existing Area:	31,520 sf	Total Project Area:	69,088 sf
Building Heights:	Clubhouse:	23'-9" max	Clubhouse:	46'-9" max
	Cart Barn:	12'-0"		
	Maint. Bldg.:	18'-0"	Maint. Bldg.:	21'-0" max
Site Area:	Gross Site Area	= 131.52 acres	Gross Site Area	= 131.52 acres
	Lot Coverage:	30,105 sf 131.52 ac = 0.525%	49,940 sf 131.52 ac = 0.872%	

Note:
1.) Gross Site Area includes golf course.
2.) Existing clubhouse building area from take-off of existing floor plan.
3.) Existing cart barn and maintenance building areas are from field measurements

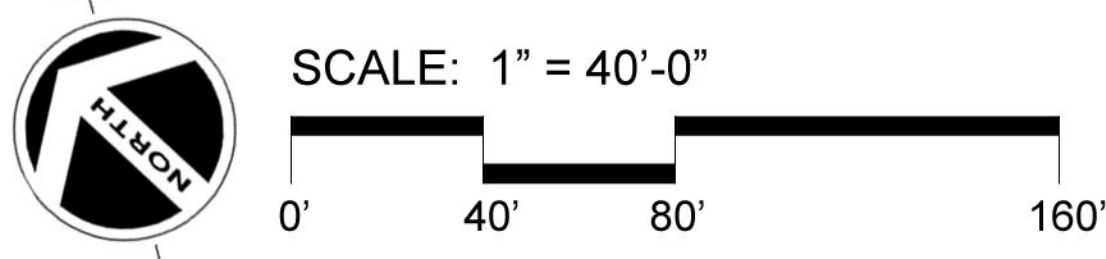
GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NOTE
A : REFER TO CIVIL DRAWING FOR GRADES ON SITE

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



REVISED SITE PLAN WITH ACCESS EASEMENT - EXISTING CLUBHOUSE OVERLAY
A-2D-EO

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lee sak

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09-19-11



PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE		PROPOSED CLUBHOUSE	
Project Area:	Clubhouse:		Clubhouse:	
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	2nd Floor	2,758 sf	2nd Floor	20,520 sf
		23,460 sf		51,213 sf
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	Cart Barn:	12'-0"		
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Site Area:	Gross Site Area	= 131.52 acres	Gross Site Area	= 131.52 acres
Lot Coverage:	30,105 sf		49,940 sf	
	131.52 ac	= 0.525%	131.52 ac	= 0.872%
Note:				
1.) Gross Site Area includes golf course.				
2.) Existing clubhouse building area from take-off of existing floor plan.				
3.) Existing cart barn and maintenance building areas are from field measurements				

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"

0' 40' 80' 160'

REVISED SITE PLAN WITH
ACCESS EASEMENT - PREVIOUS
PLAN OVERLAY

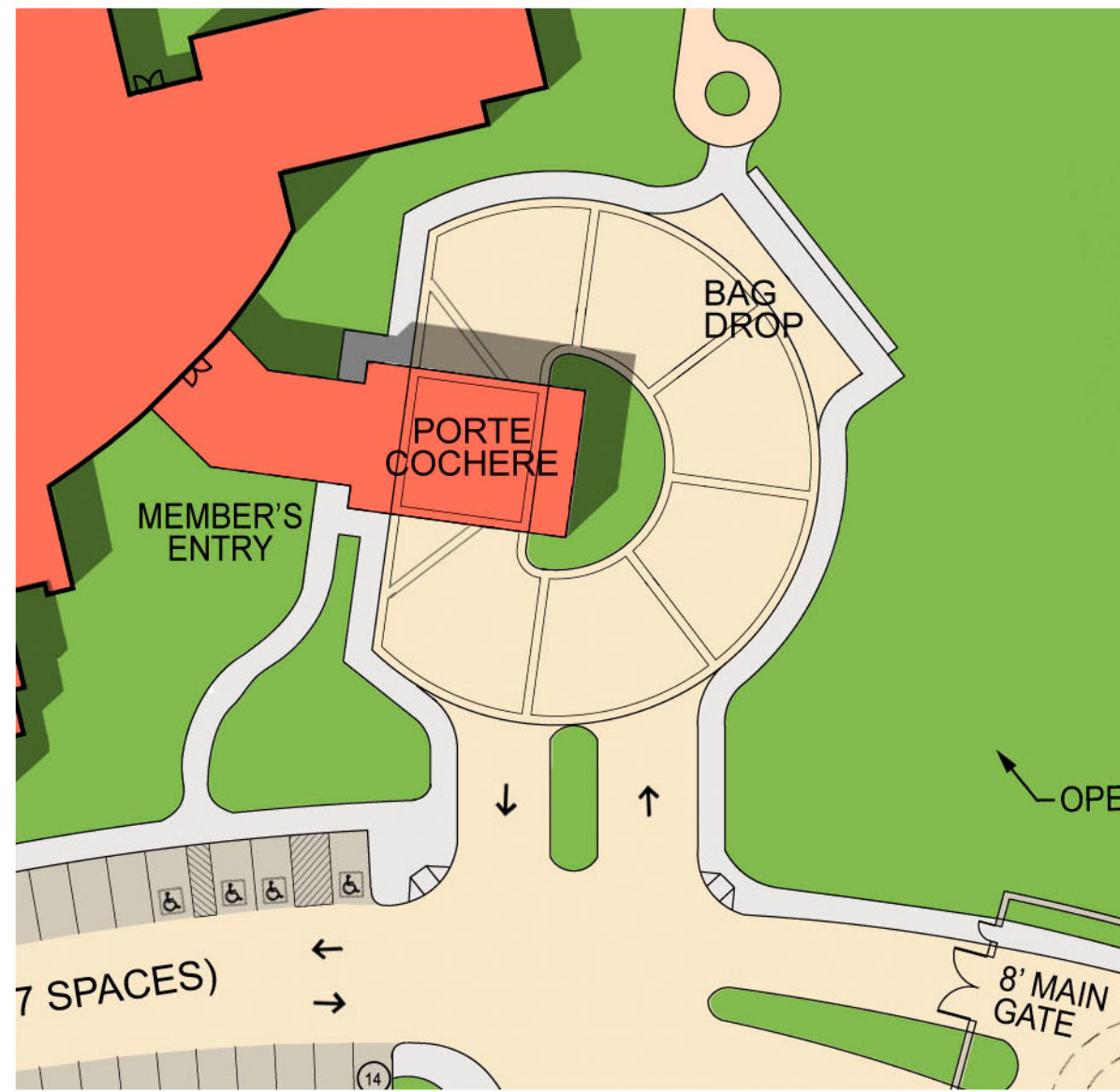
A-2D-PO

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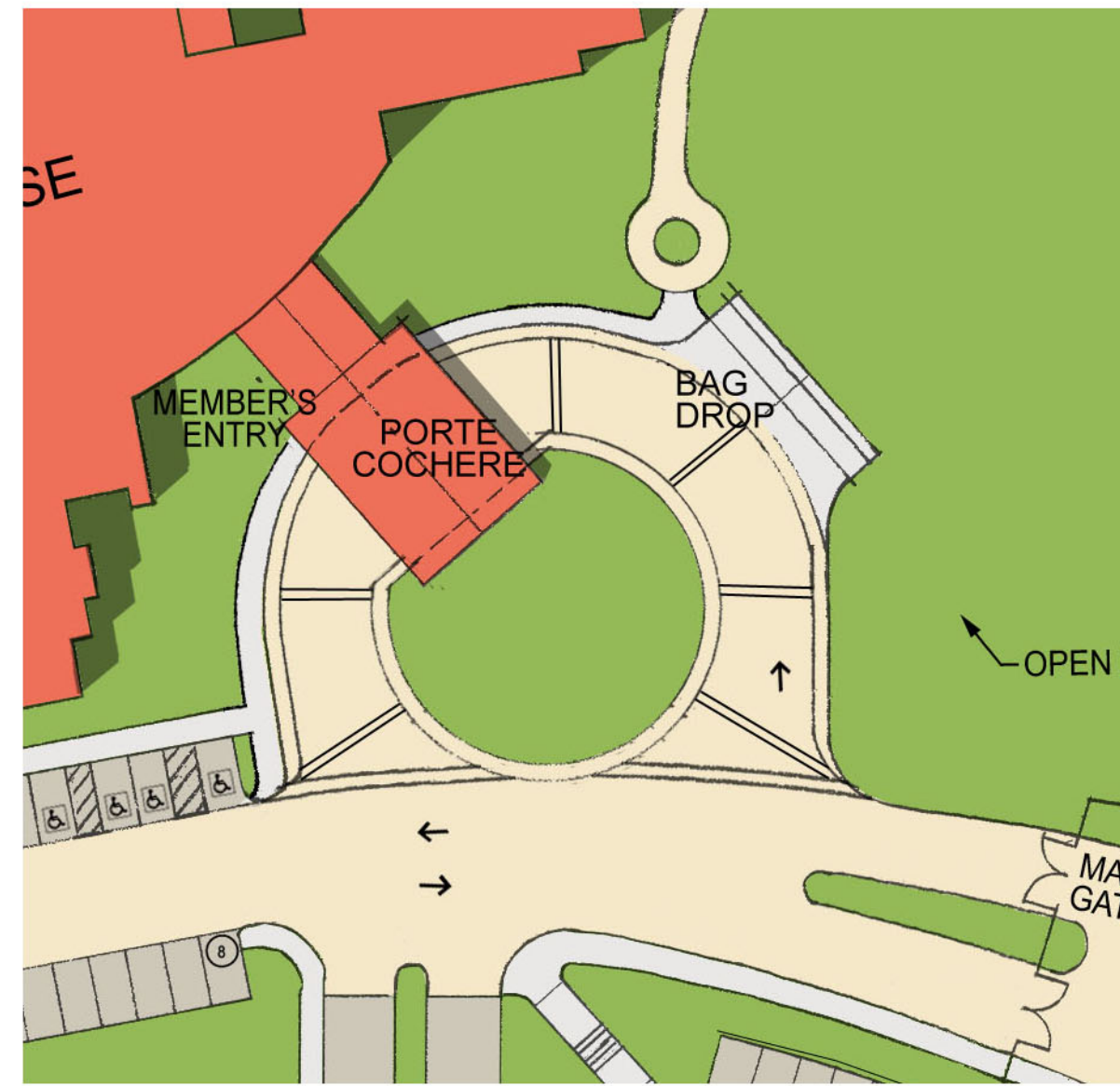


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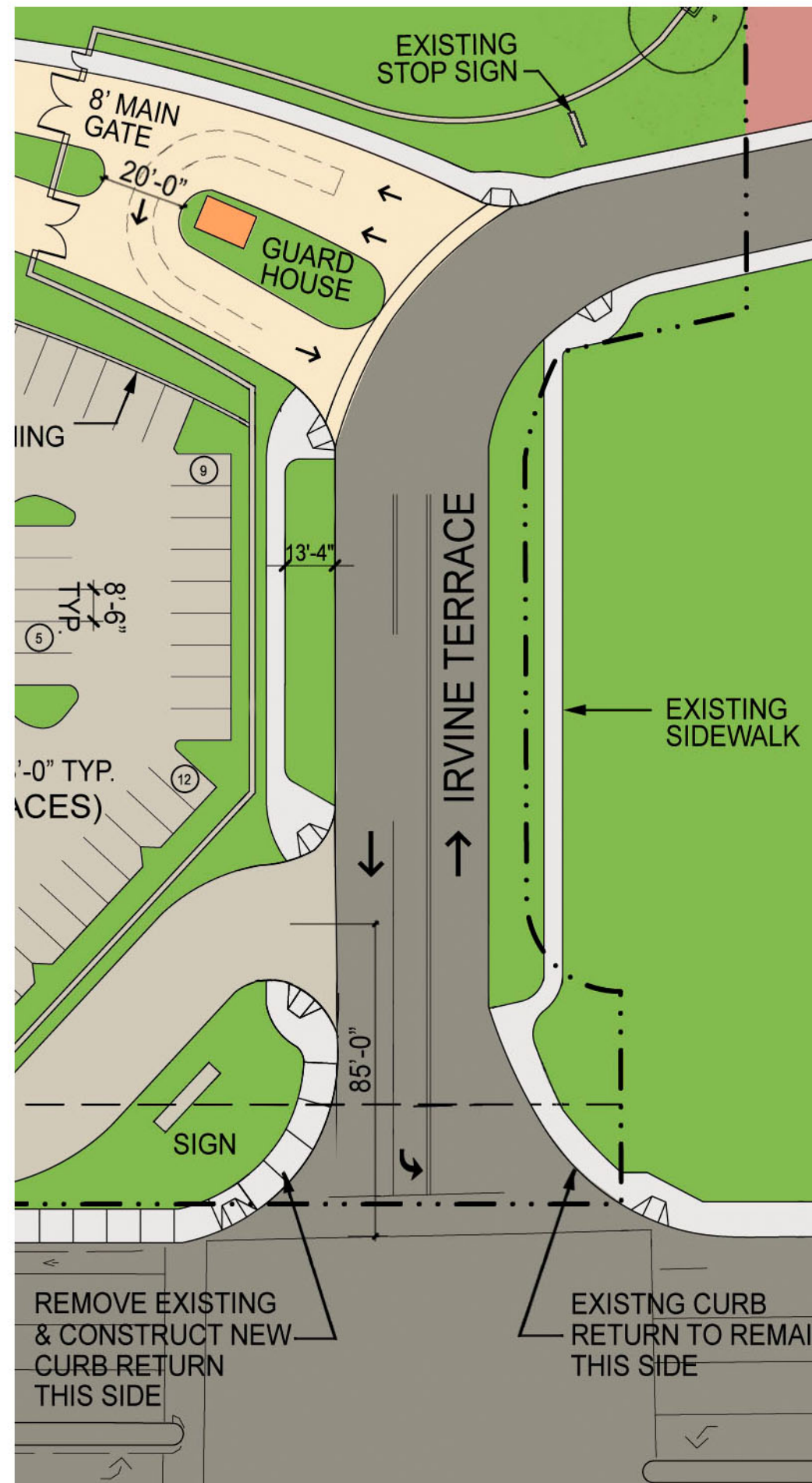


PREVIOUSLY
PROPOSED PLAN

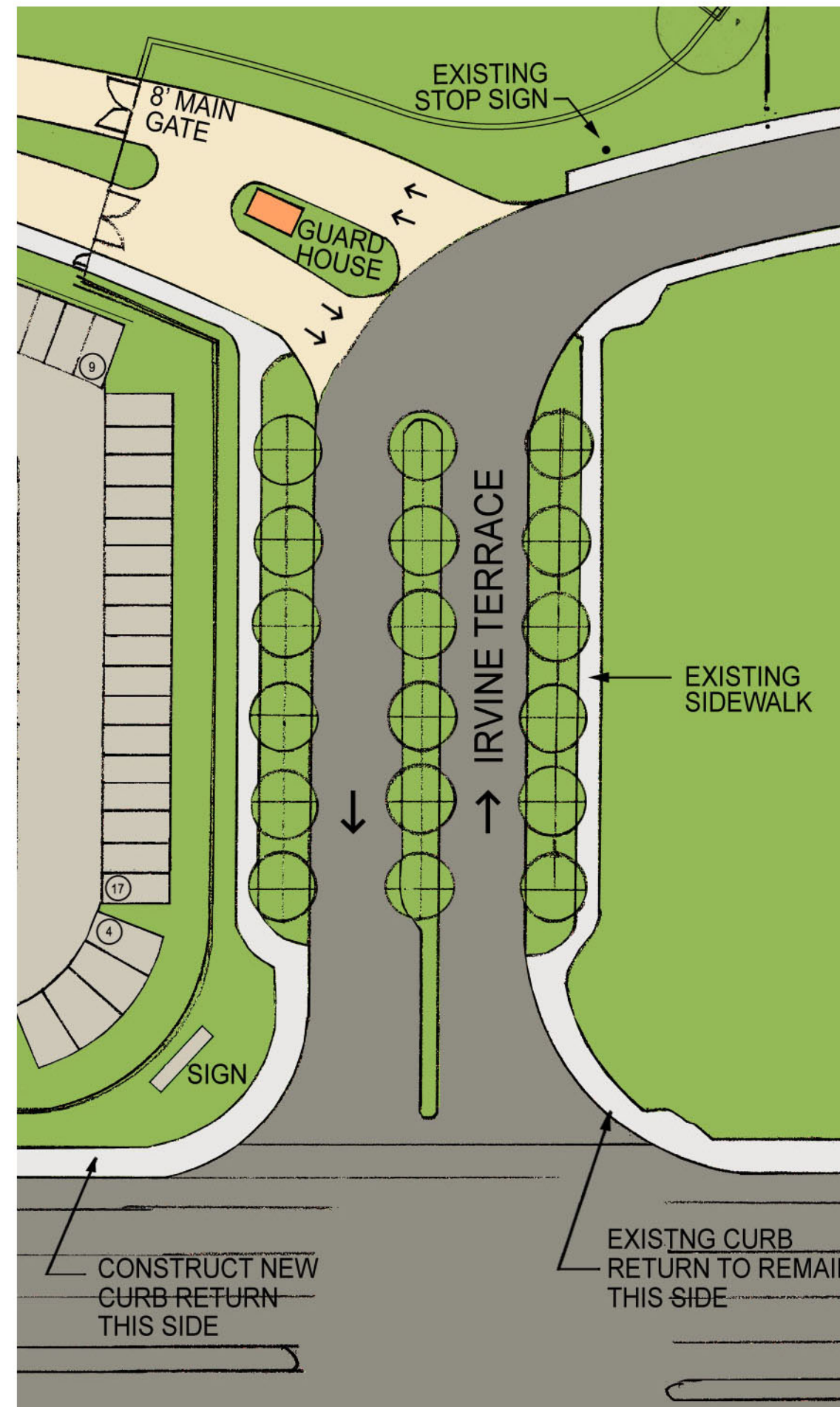


REVISED PLAN

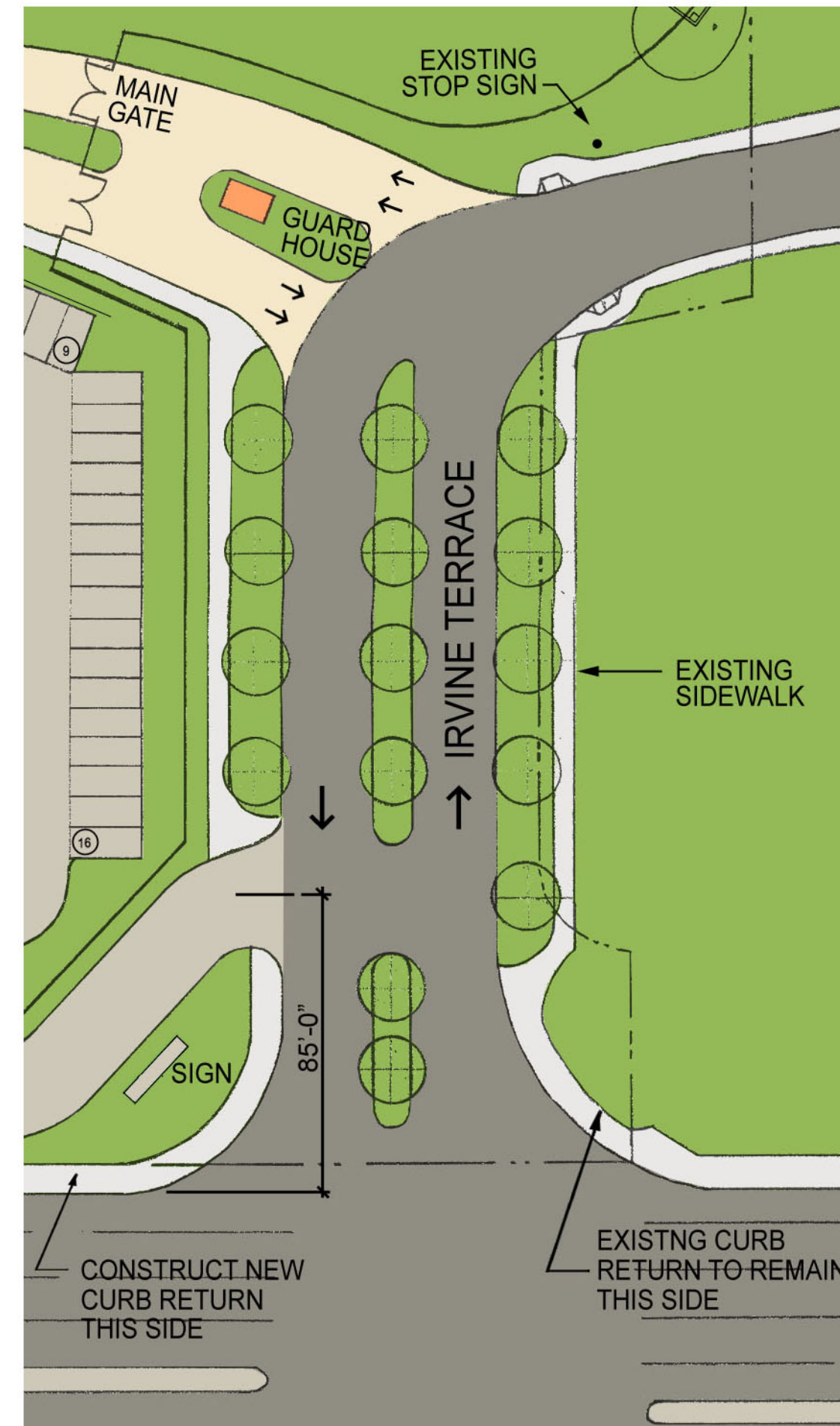
PORTE COCHERE



PREVIOUSLY
PROPOSED PLAN

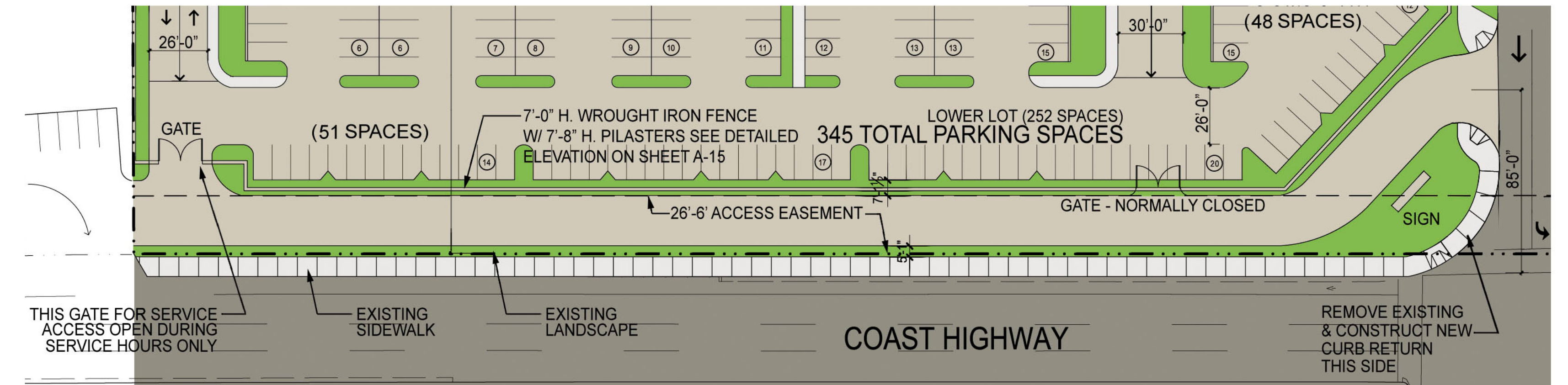


REVISED PLAN WITHOUT
ACCESS EASEMENT

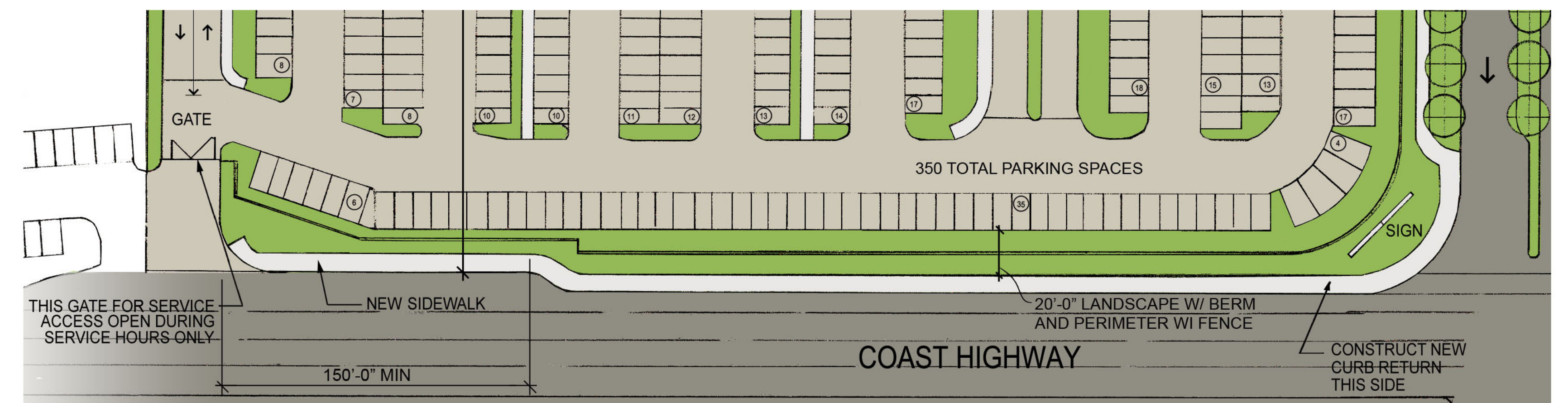


REVISED PLAN WITH
ACCESS EASEMENT

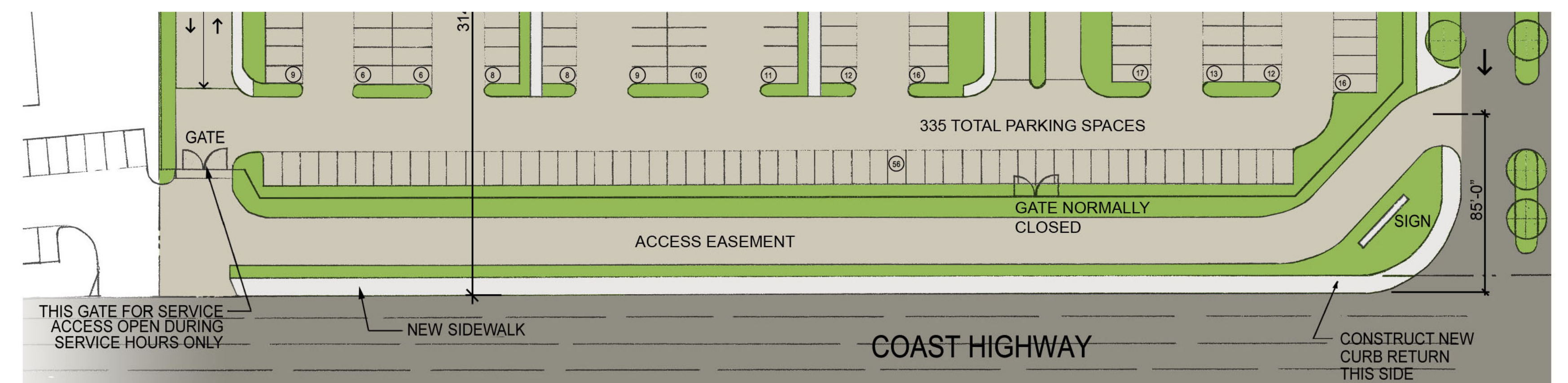
IRVINE TERRACE DRIVE



PREVIOUSLY
PROPOSED PLAN



REVISED PLAN WITHOUT
ACCESS EASEMENT

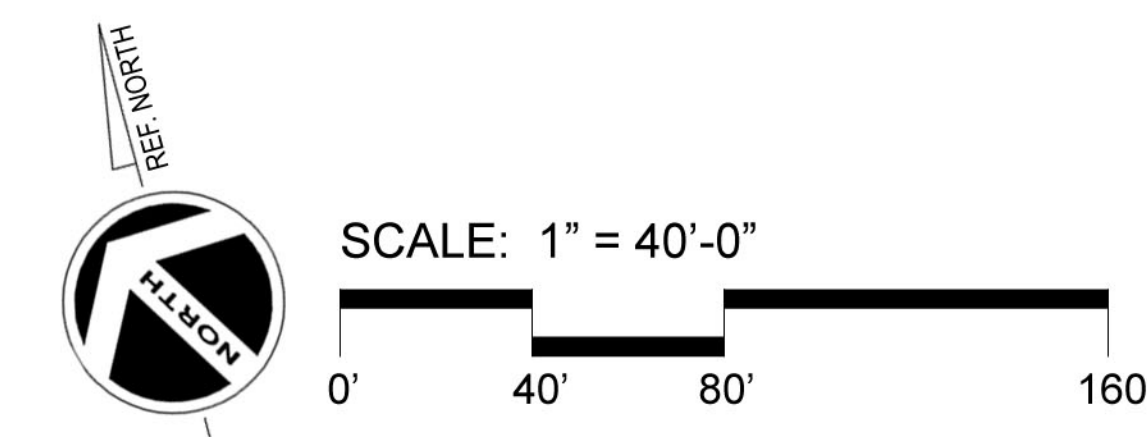


REVISED PLAN WITH
ACCESS EASEMENT

LANDSCAPE ALONG PCH

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



PARTIAL PLANS -
COMPARISONS OF KEY AREAS
A-2E

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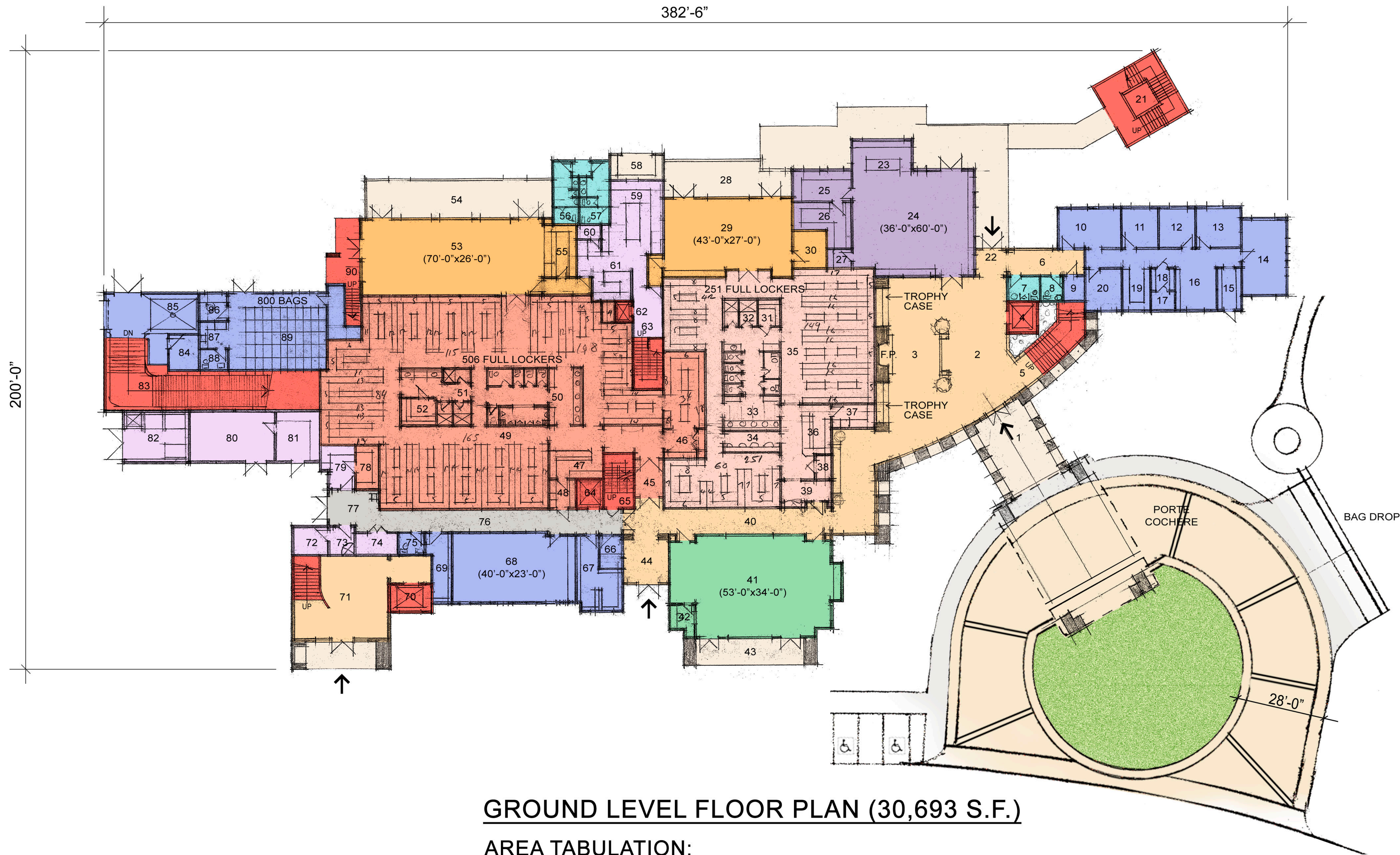


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09-07-11
09-19-11

LEGEND

- 1. MEMBER'S ENTRY PERGOLA
- 2. RECEPTION
- 3. MEMBER'S LOBBY
- 4. ELEVATOR
- 5. GRAND STAIR
- 6. HALL
- 7. MEN'S RESTROOM
- 8. LADIES' RESTROOM
- 9. ELEVATOR EQUIPMENT ROOM
- 10. RECEPTIONIST
- 11. MEMBERSHIP SALES
- 12. CONTROLLER
- 13. ASSISTANT GENERAL MANAGER
- 14. PRESIDENT
- 15. FILE STORAGE
- 16. ACCOUNTING
- 17. COMPUTER ROOM
- 18. STORAGE
- 19. WORK ROOM
- 20. BANQUET SALES
- 21. STAIR TOWER
- 22. GOLF COURSE ACCESS
- 23. STARTER
- 24. PROSHOP
- 25. PRO OFFICE
- 26. STORAGE
- 27. DRESSING ROOM
- 28. LADIES' PATIO
- 29. LADIES' CARD ROOM
- 30. STORAGE
- 31. LADIES' STEAM ROOM
- 32. LADIES' SHOWER
- 33. LADIES' LAVATORY
- 34. LADIES' VANITY
- 35. LADIES' LOCKER ROOM
- 36. ATTENDANT
- 37. LAUNDRY / STORAGE
- 38. COAT CLOSET
- 39. LADIES' LOCKER ROOM ENTRY
- 40. CONCOURSE
- 41. FITNESS CENTER
- 42. TRAINER'S OFFICE
- 43. PATIO
- 44. GOLFER'S ENTRY
- 45. MEN'S LOCKER ROOM ENTRY
- 46. SCORE POSTING
- 47. ATTENDANT
- 48. LAUNDRY / STORAGE
- 49. MEN'S LOCKER ROOM
- 50. MEN'S LAVATORY
- 51. MEN'S SHOWER
- 52. MEN'S STEAM ROOM
- 53. MEN'S CARD ROOM
- 54. MEN'S PATIO
- 55. BAR
- 56. MEN'S RESTROOM
- 57. LADIES' RESTROOM
- 58. SNACK BAR PICKUP
- 59. SNACK BAR KITCHEN
- 60. STORAGE
- 61. PREPARATION AREA
- 62. DUMB WATER
- 63. STAIR
- 64. FREIGHT ELEVATOR
- 65. STAIR
- 66. EMPLOYEE MEN'S RESTROOM
- 67. EMPLOYEE MEN'S LOCKER ROOM
- 68. EMPLOYEE DINING
- 69. EMPLOYEE LADIES' LOCKER ROOM
- 70. OBSERVATION ELEVATOR
- 71. BANQUET ENTRY FOYER
- 72. ELEVATOR EQUIPMENT ROOM
- 73. JANITOR
- 74. STORAGE
- 75. EMPLOYEE LADIES' RESTROOM
- 76. HALL
- 77. STAGING
- 78. PARTS STORAGE
- 79. MAINTENANCE SHOP
- 80. MECHANICAL ROOM
- 81. ELECTRICAL ROOM
- 82. TRASH
- 83. RAMP DOWN TO CART STORAGE
- 84. COMPRESSOR / STORAGE
- 85. CART WASH
- 86. OFFICE
- 87. CLUB CLEANING
- 88. TOILET
- 89. BAG STORAGE
- 90. STAIR



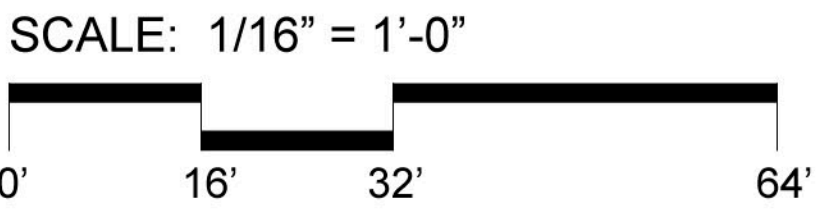
GROUND LEVEL FLOOR PLAN (30,693 S.F.)

AREA TABULATION:

-UPPER LEVEL:	20,520 SF
-GROUND LEVEL:	30,693 SF
TOTAL:	51,213 SF

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



GROUND LEVEL FLOOR PLAN

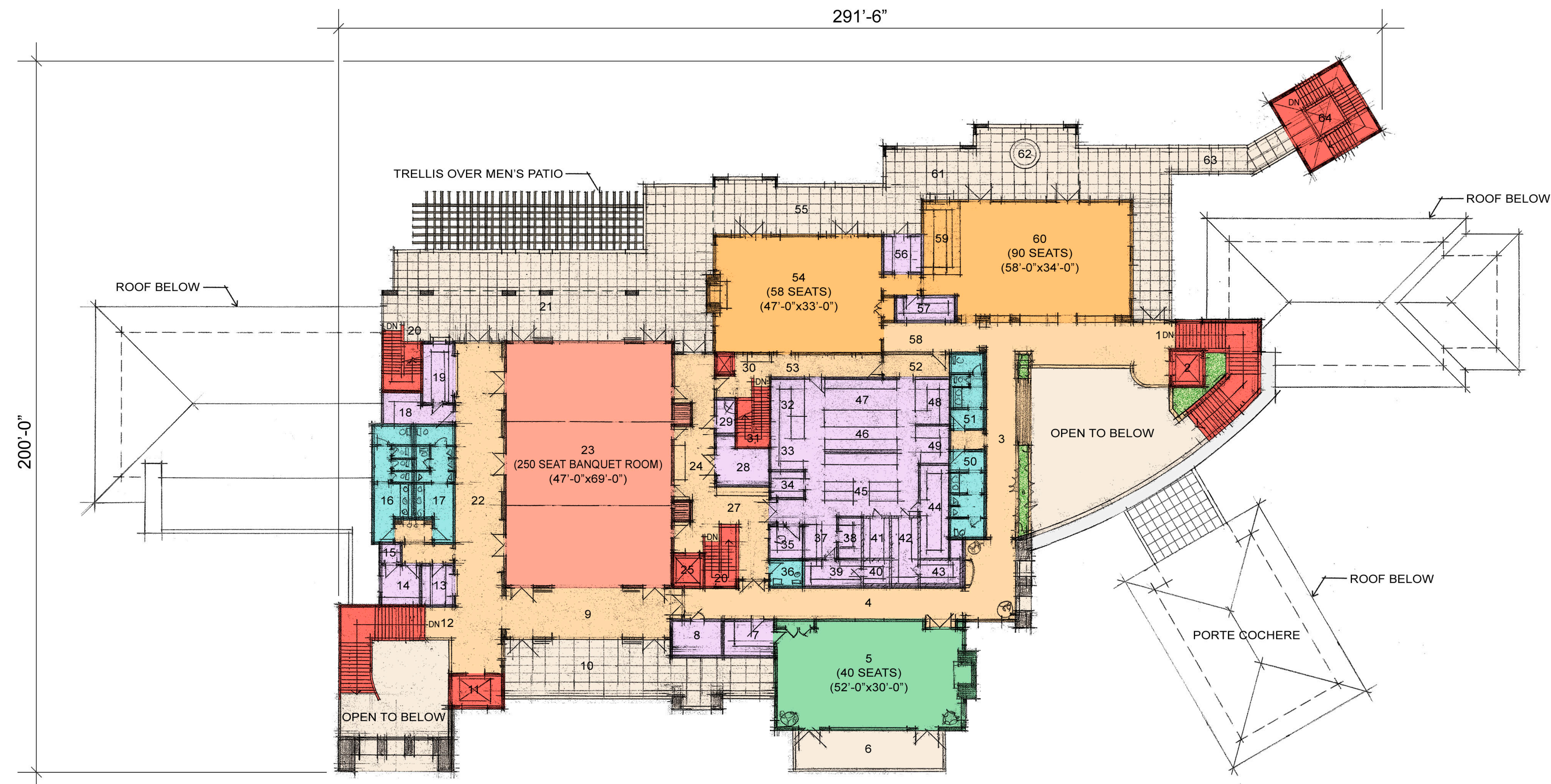
A-3

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09-07-11 09-19-11 09-08-08 12-23-08 06-19-09 09-30-10 05-04-11

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UPPER LEVEL FLOOR PLAN (20,520 S.F.)

AREA TABULATION:

-UPPER LEVEL:	20,520 SF
-GROUND LEVEL:	30,693 SF
TOTAL:	51,213 SF

NEWPORT BEACH COUNTRY CLUB

LEGEND

- GRAND STAIR
- ELEVATOR
- CONCOURSE-1
- CONCOURSE-2
- BOARD ROOM / PRIVATE DINING
- TERRACE
- PANTRY
- STORAGE
- OCEANSIDE PRFUNCTION LOBBY
- OCEANSIDE TERRACE
- OBSERVATION ELEVATOR
- GRAND STAIR
- COAT ROOM
- BRIDAL SUITE
- CLOSET
- LADIES' RESTROOM
- MEN'S RESTROOM
- STORAGE
- SERVICE BAR
- STAIR
- BANQUET TERRACE
- PREFUNCTION LOBBY
- BANQUET ROOM
- SERVICE CORRIDOR
- FREIGHT ELEVATOR
- STAIR
- BANQUET SERVICE STATION
- BANQUET STORAGE
- JANITOR
- DUMB WATER
- STAIR
- DISH WASH
- POT WASH
- DISH STORAGE
- CHEF'S OFFICE
- TOILET
- ICE
- LINEN STORAGE
- LIQUOR STORAGE
- BEER WALK-IN
- WALK-IN REFRIGERATOR
- WALK-IN REFRIGERATOR
- WALK-IN FREEZER
- DRY STORAGE
- PREP KITCHEN
- COOK LINE
- DISH UP
- PANTRY
- BAKERY
- MEN'S RESTROOM
- LADIES' RESTROOM
- SERVICE VESTIBULE
- SERVICE CORRIDOR
- FINE DINING ROOM
- FINE DINING TERRACE
- SERVICE STATION
- WINE ROOM
- FINE DINING ENTRY
- BAR
- MIXED GRILLE
- MIXED GRILLE TERRACE
- FIRE PIT
- BRIDGE
- STAIR TOWER

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

UPPER LEVEL
FLOOR PLAN

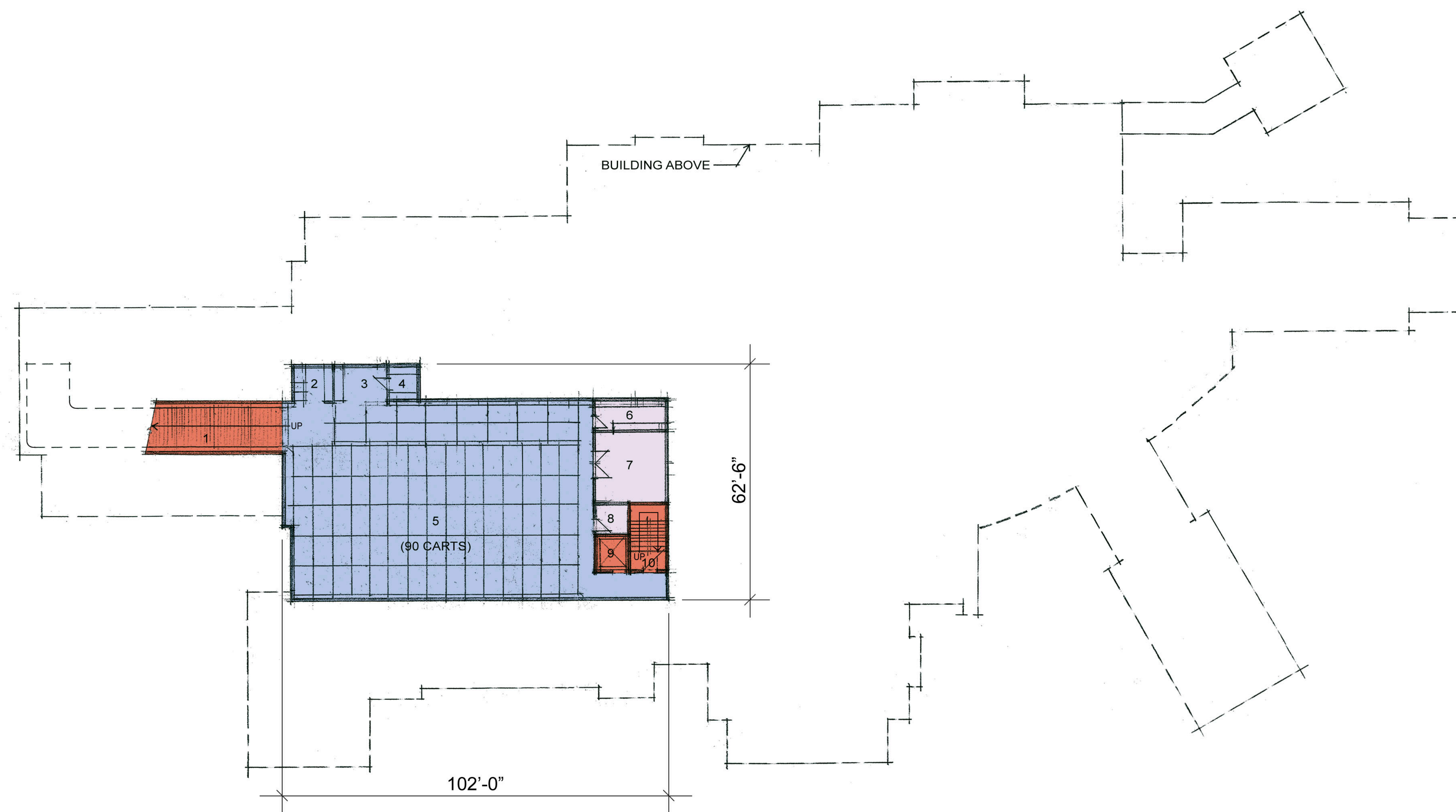
A-4

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09-08-08
12-18-08
09-30-10
05-04-11
09-07-11



NEWPORT BEACH COUNTRY CLUB

LEGEND

1. RAMP UP
2. LAUNDRY / ICE / TOWEL STORAGE
3. CART REPAIR SHOP
4. PARTS STORAGE
5. CART BARN
6. DEAD FILE STORAGE
7. BULK STORAGE
8. ELEVATOR EQUIPMENT STORAGE
9. FREIGHT ELEVATOR
10. STAIR

CART BARN (5,704 S.F.)

(ANCILLARY USE)

AREA TABULATION:

-CART BARN:	5,704 SF
-BAG STOR.(GROUND FLR.):	3,606 SF
TOTAL:	9,310 SF

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

BASEMENT LEVEL
FLOOR PLAN
(ANCILLARY USE)

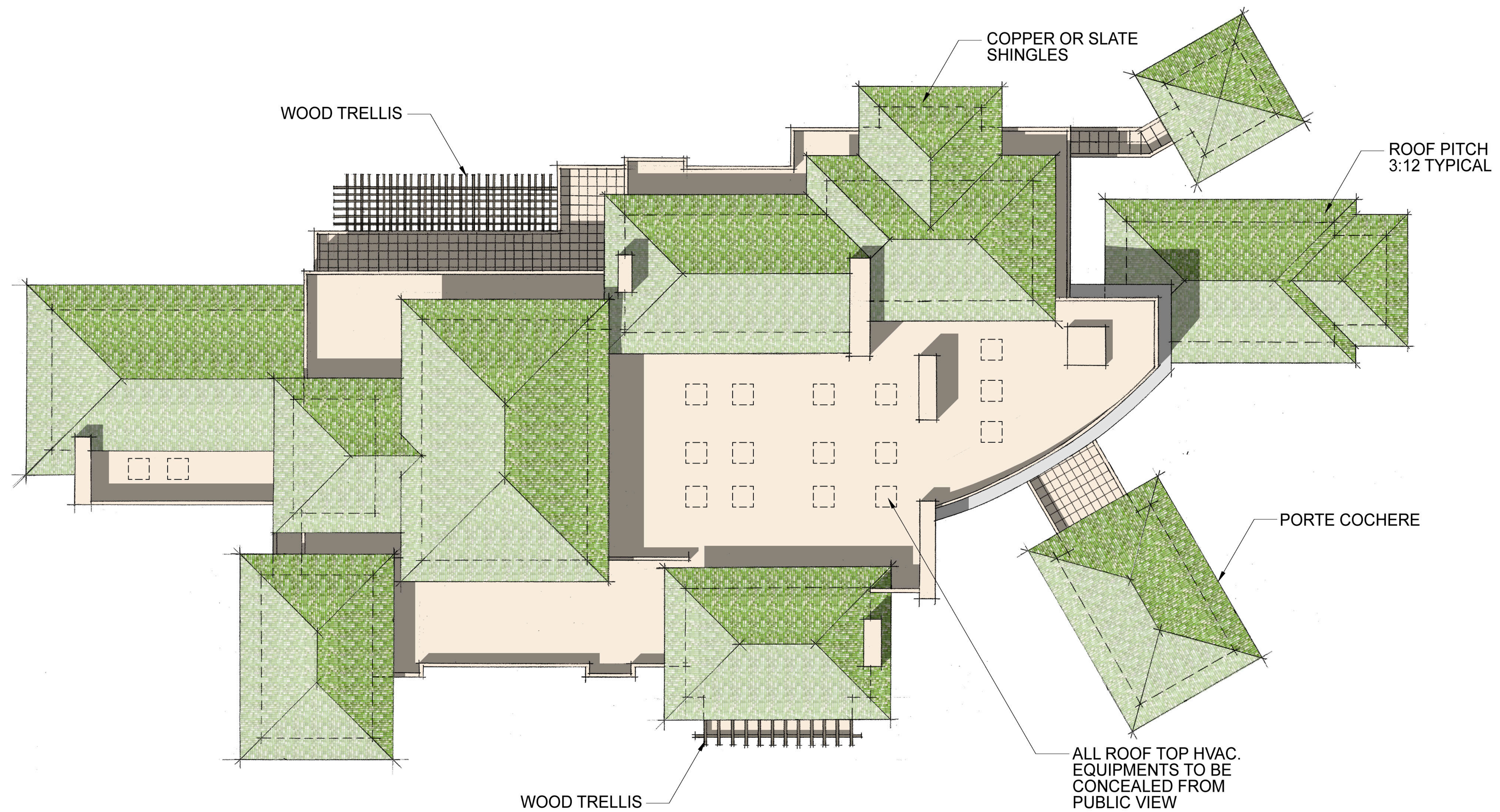
A-5

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07-15-08
12-18-08
09-30-10
05-04-11
09-07-11



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

ROOF PLAN

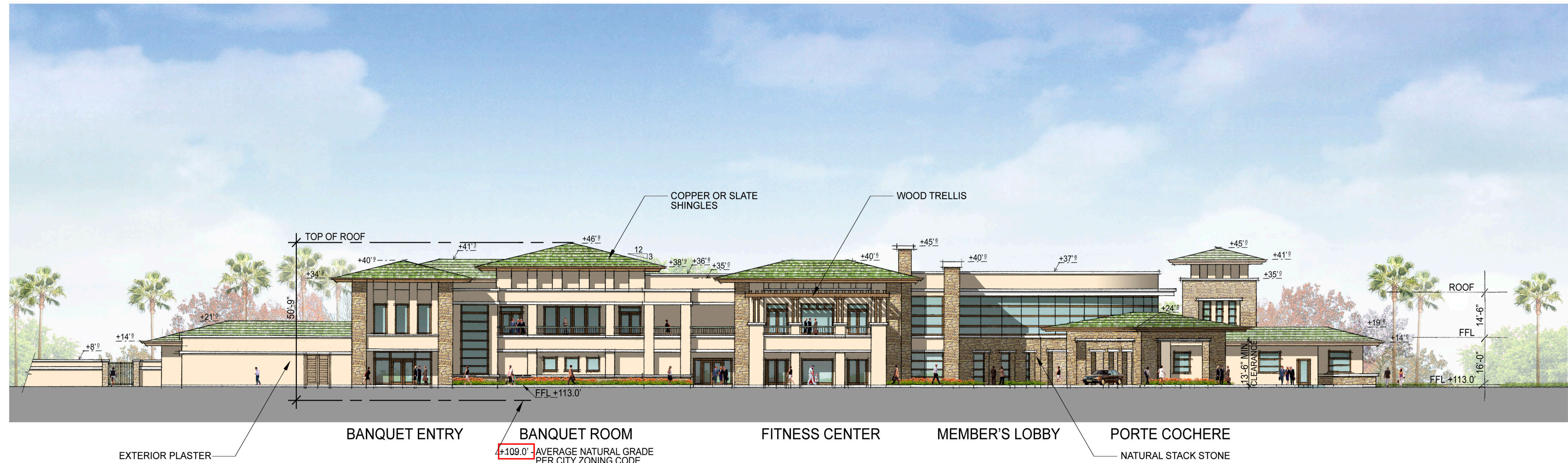
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08012

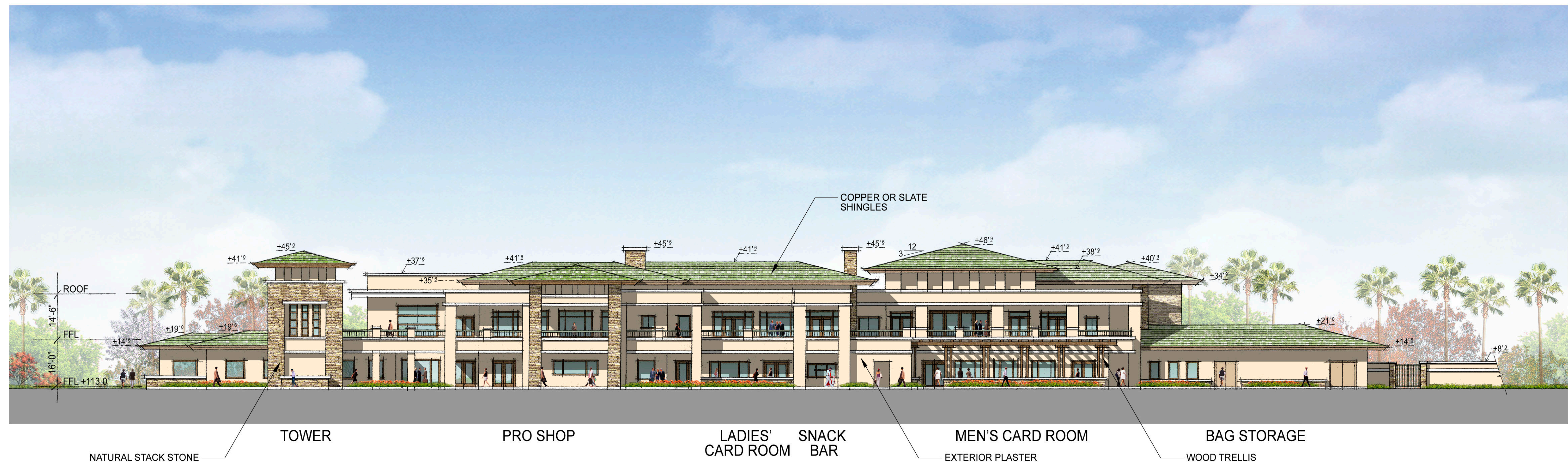
07-15-08
12-18-08
09-30-10
05-04-11
09-07-11

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lee
sak



SOUTH ELEVATION



NORTH ELEVATION

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

ELEVATIONS

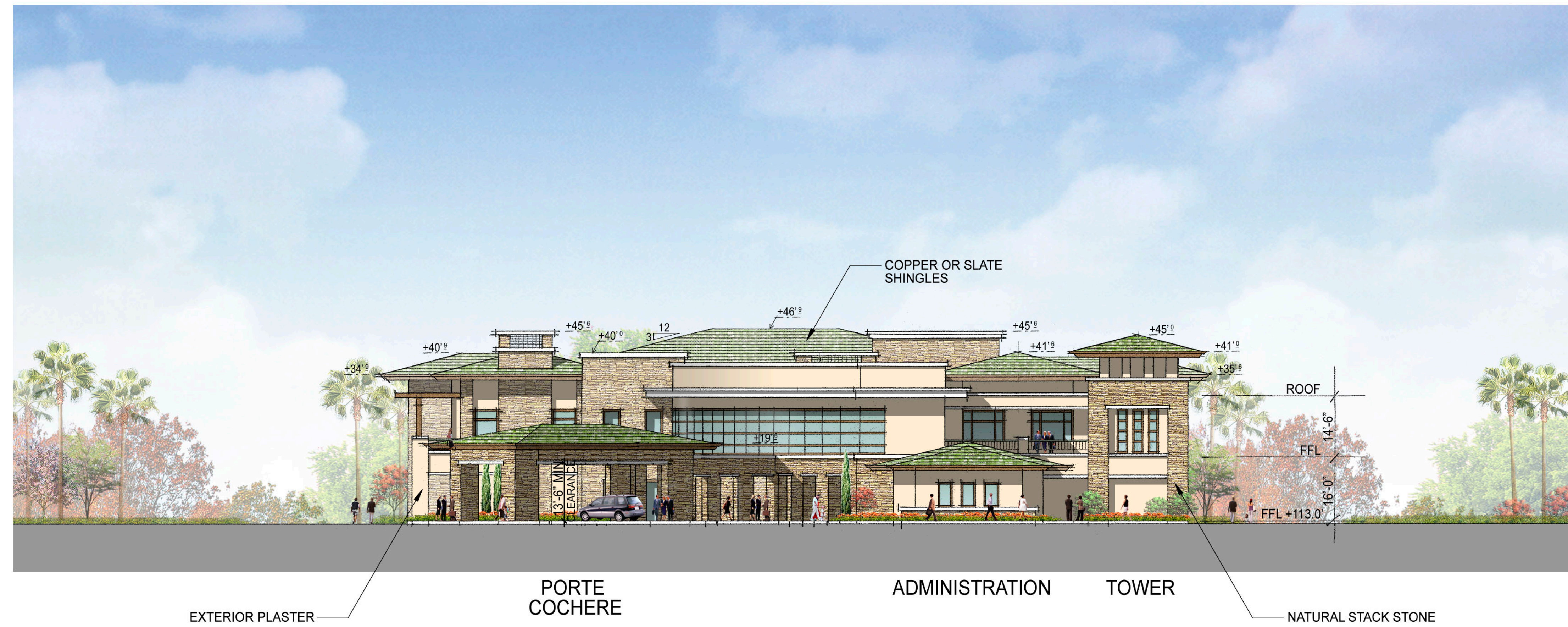
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08012

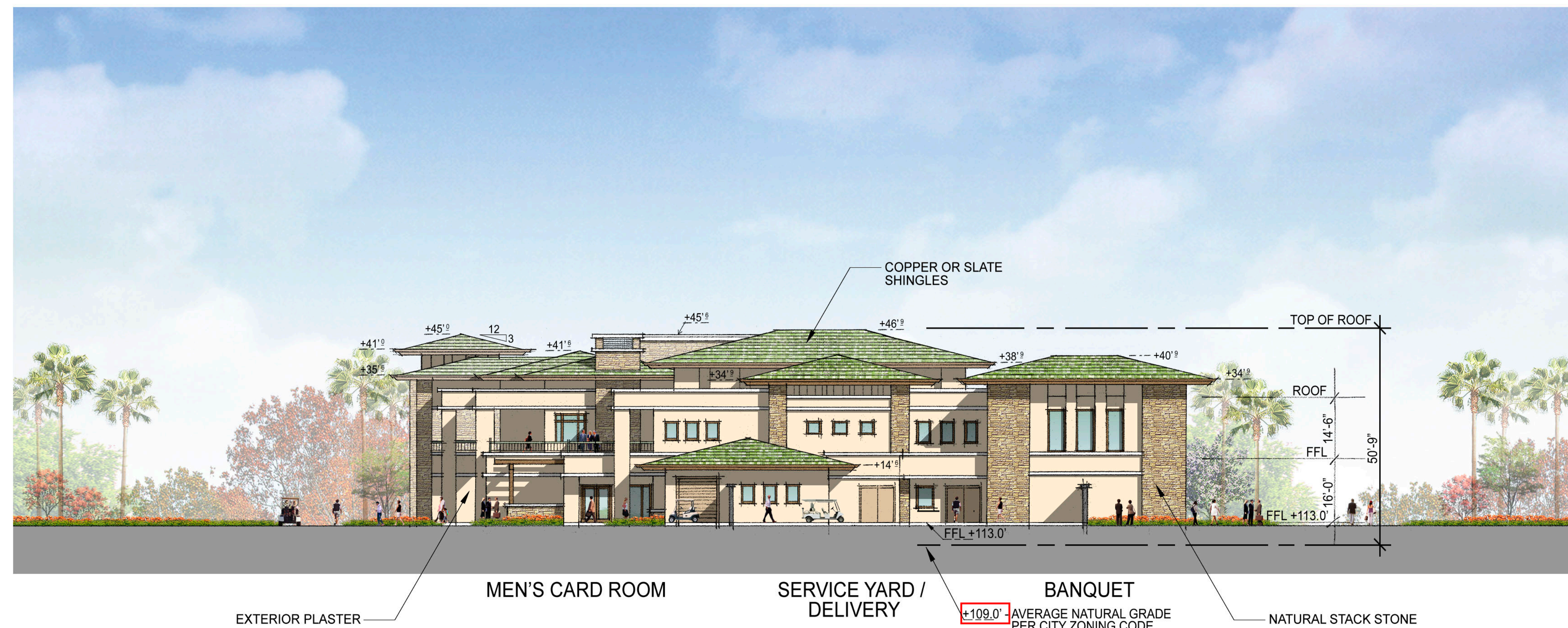
09-07-11
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07-15-08
12-23-08
09-30-10
04-12-11
05-04-11

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EAST ELEVATION



WEST ELEVATION

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"

ELEVATIONS

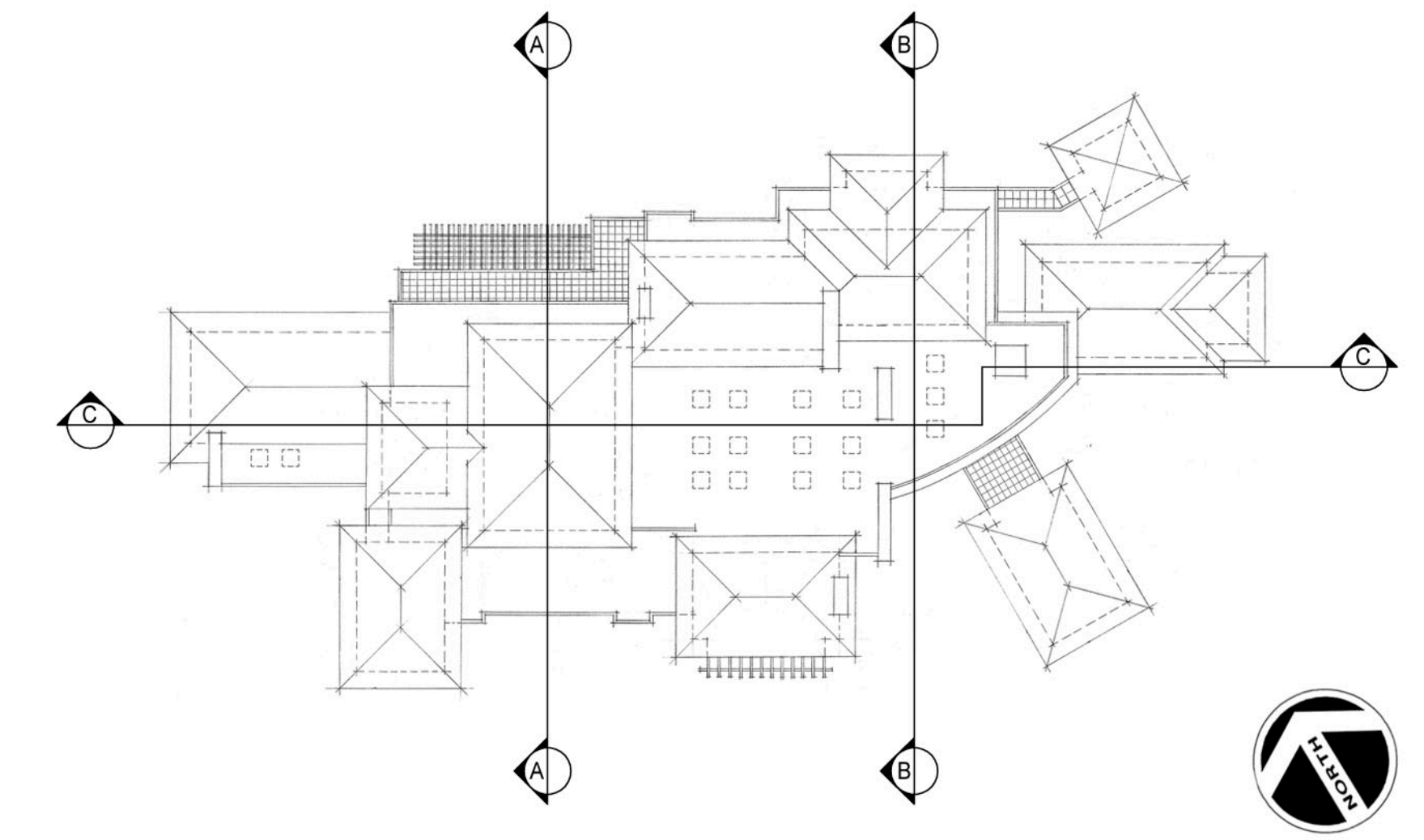
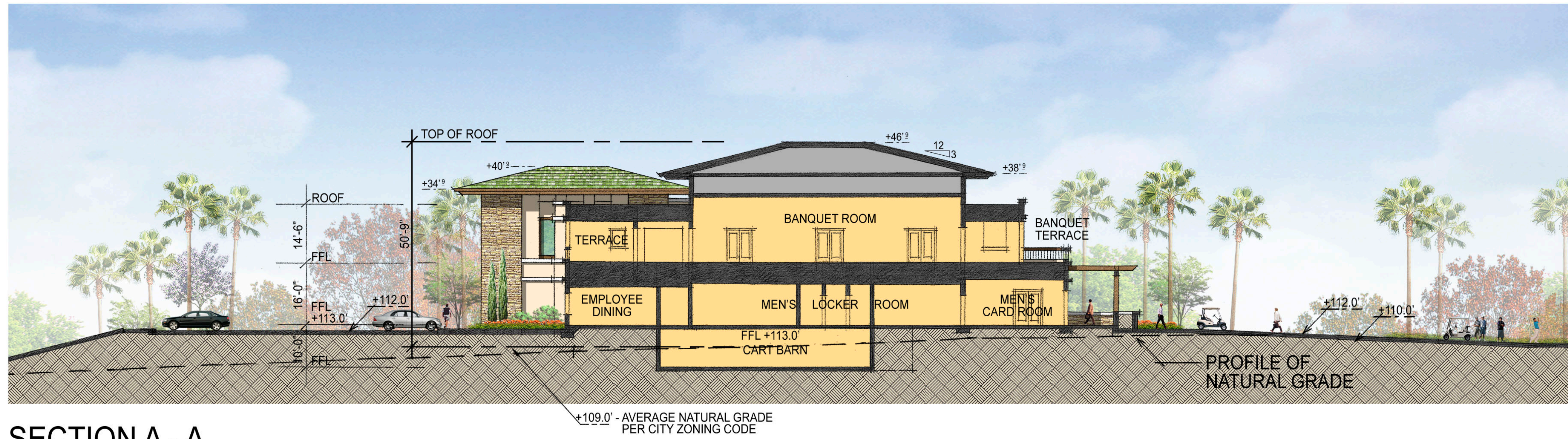
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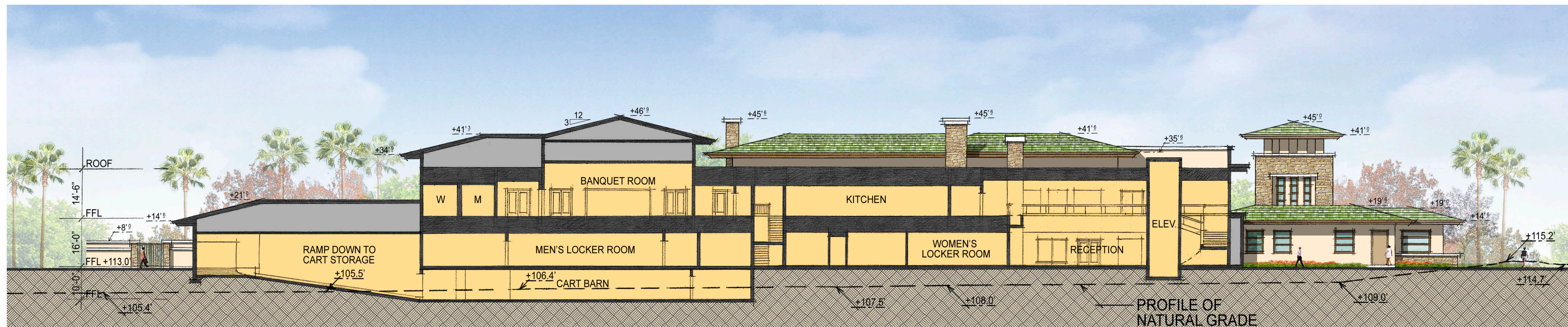
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09-19-11 12-23-08
09-30-10
04-12-11
05-04-11

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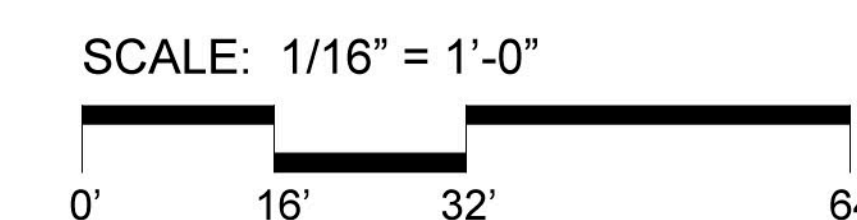
SECTION B - B



SECTION C - C

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"

CLUBHOUSE SECTIONS

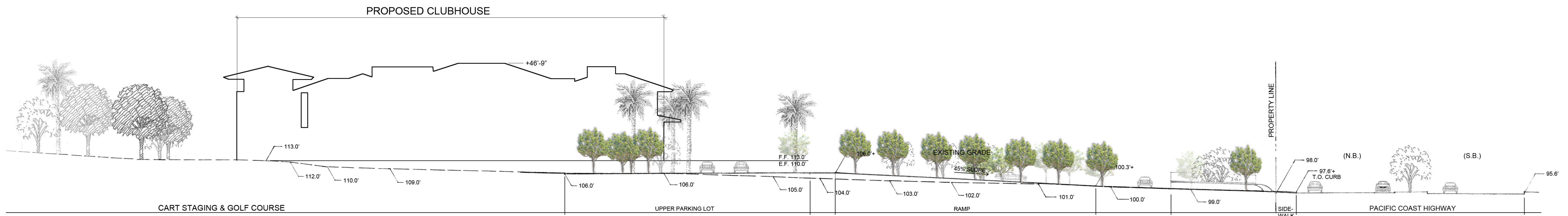
A-9

08012

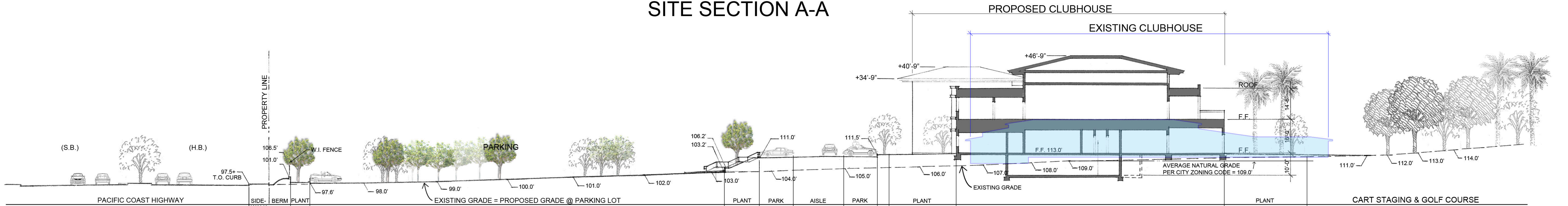
09-07-11
09-19-11
07-15-08
12-23-08
09-30-10
04-12-11
05-04-11

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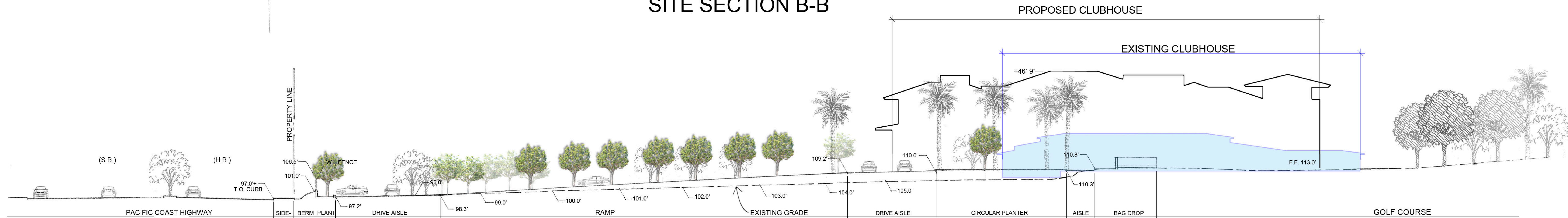




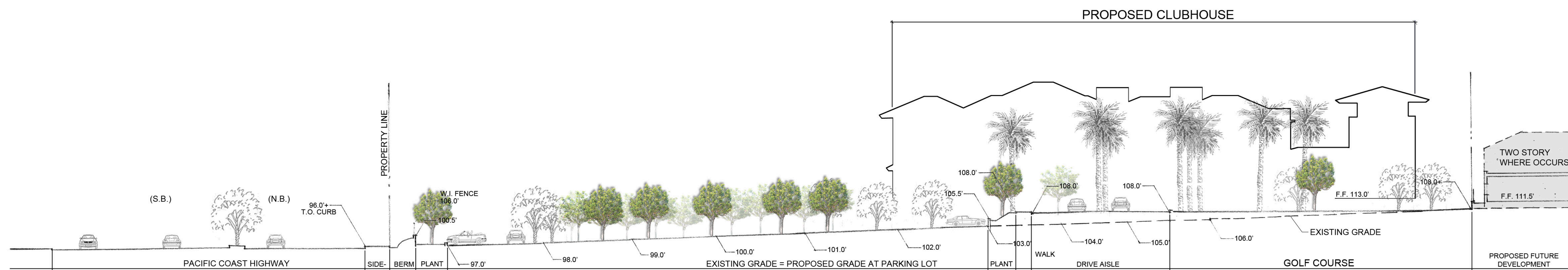
SITE SECTION A-A



SITE SECTION B-B

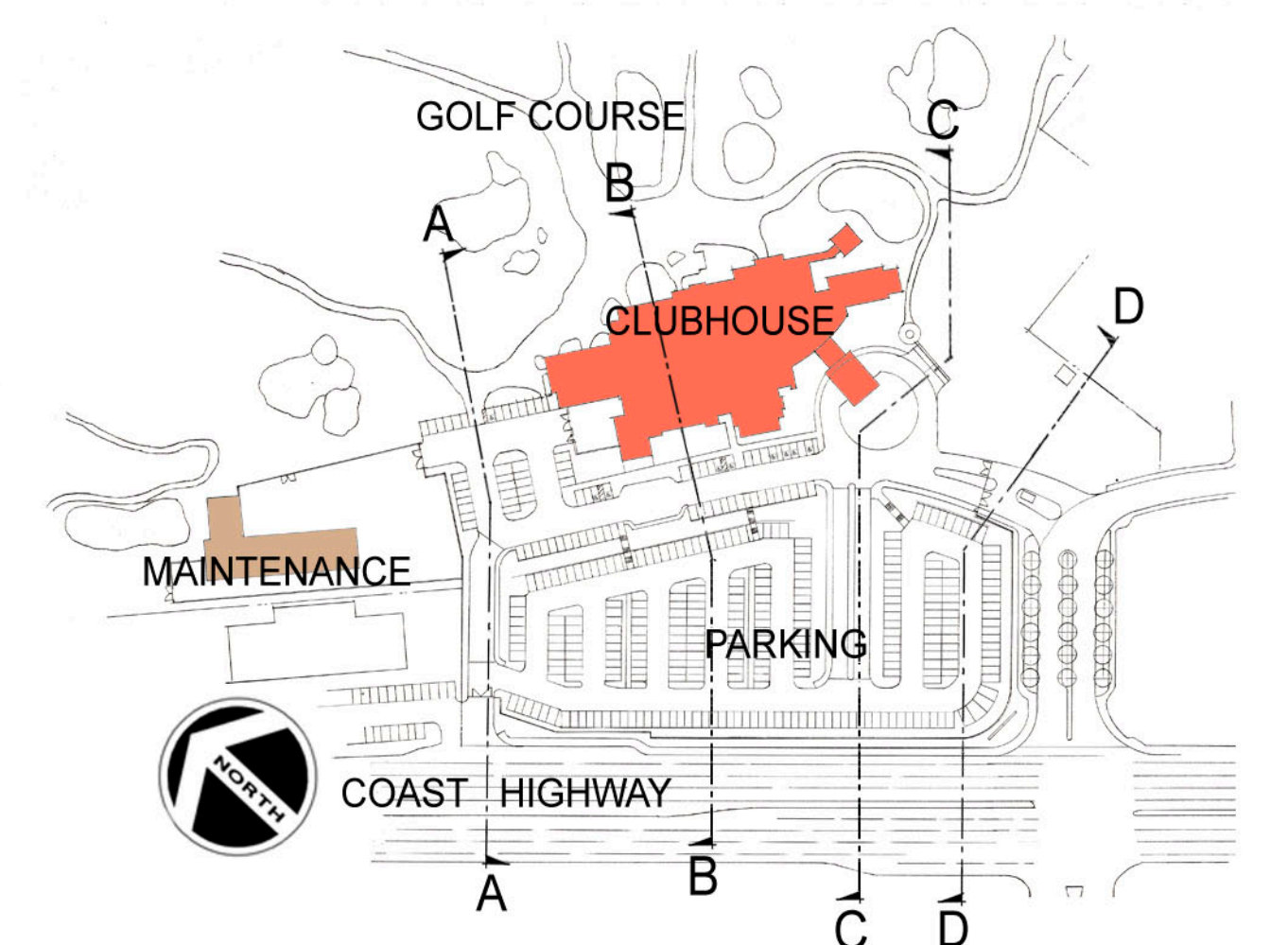


SITE SECTION C-C



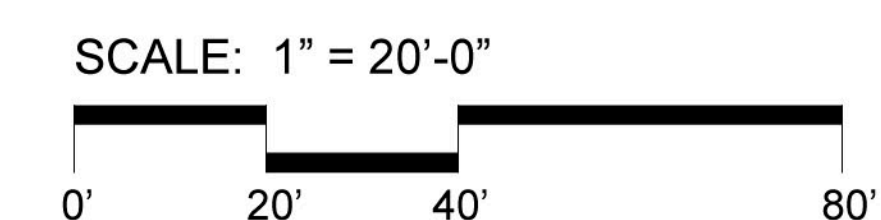
SITE SECTION D-D

SITE PLAN 1"=200'-0"



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SITE SECTIONS

A-10

08012

09-07-11
09-19-11

06-19-09
11-10-09
09-30-10
04-12-11
05-04-11

07-15-08
12-23-08
03-20-09
04-30-09
05-01-09

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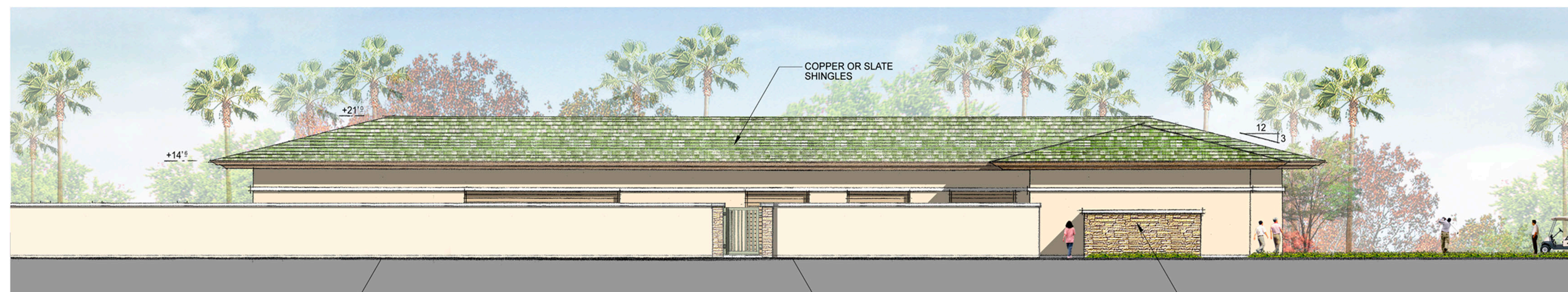
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



FLOOR PLAN (ONE STORY, ANCILLARY USE)

-TOTAL AREA : 8,565 SF

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

08012

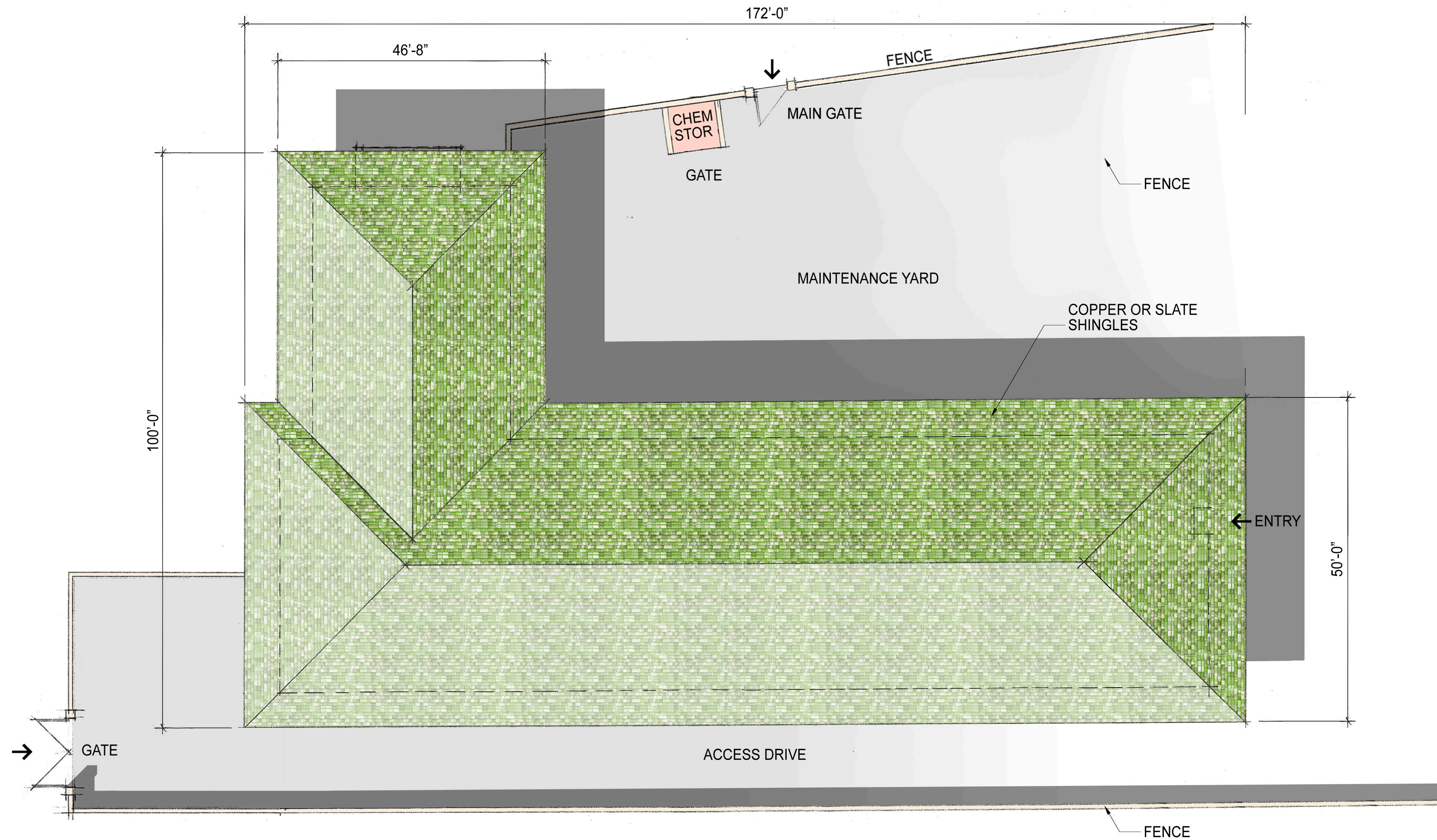
07-15-08
09-30-10
01-21-11
05-04-11
09-19-11

MAINTENANCE BUILDING
FLOOR PLAN & ELEVATIONS

A-11

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ROOF PLAN

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/8" = 1'-0"
0' 8' 16' 32'

MAINTENANCE BUILDING
ROOF PLAN
(ANCILLARY USE)

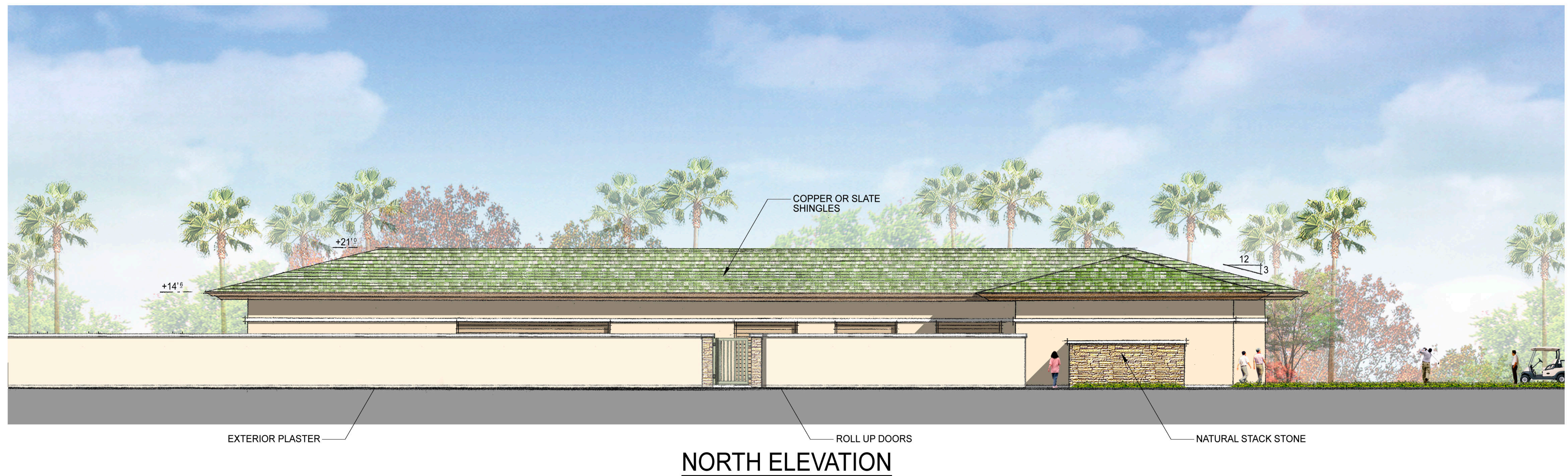
A-12

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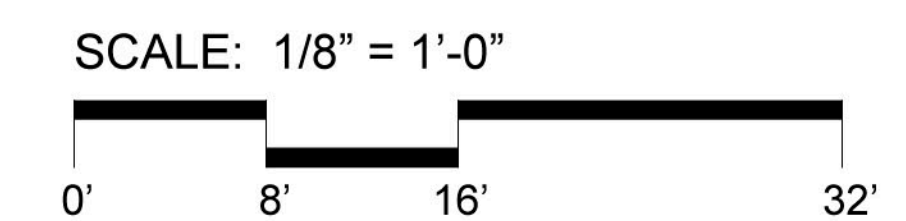
08012

07-15-08
09-30-10
05-04-11
09-19-11



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



MAINTENANCE BUILDING
ELEVATIONS
(ANCILLARY USE) **A-13**

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07-15-08
09-30-10
05-04-11
09-19-11



EAST ELEVATION



WEST ELEVATION

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/8" = 1'-0"
0' 8' 16' 32'

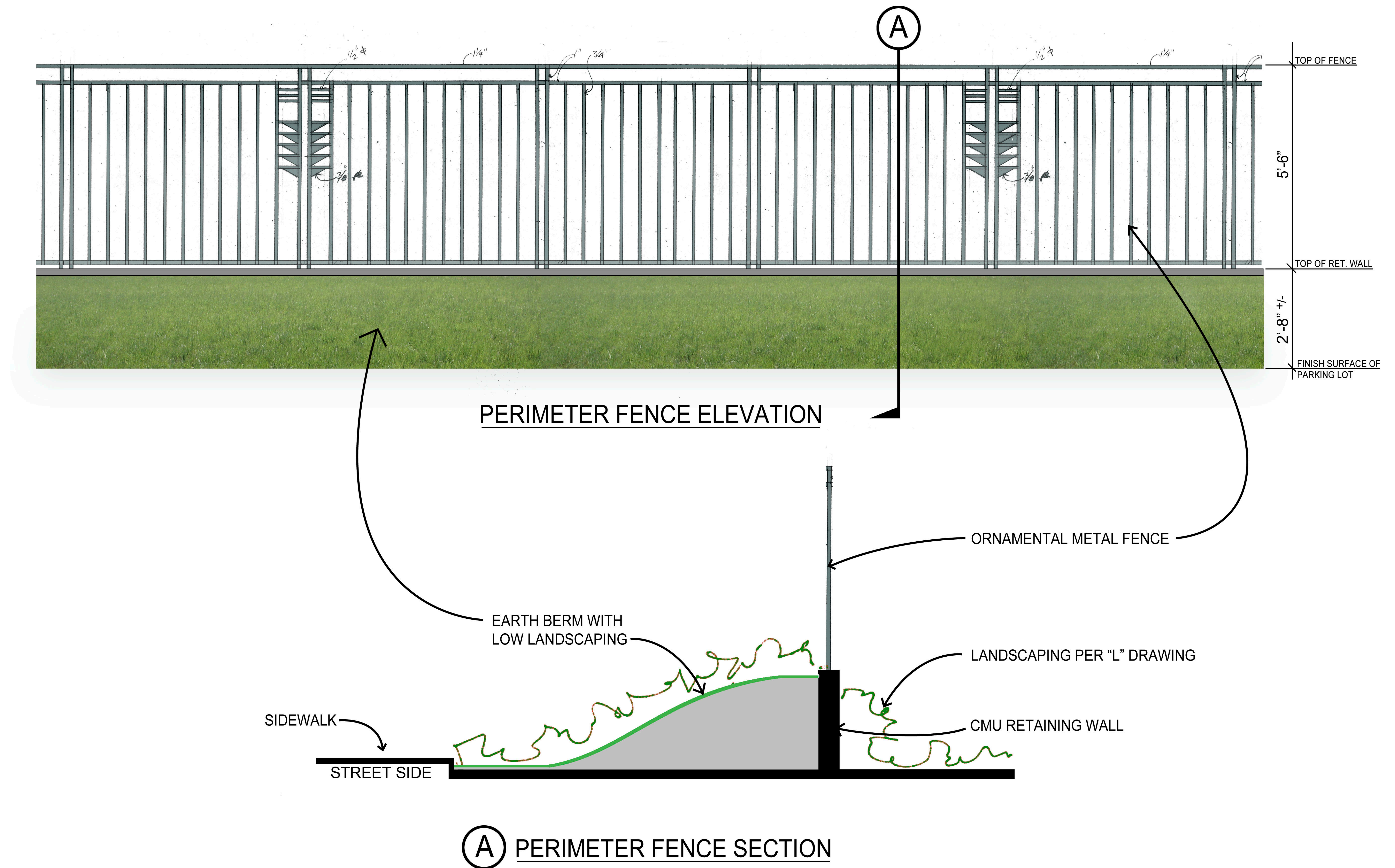
MAINTENANCE BUILDING
ELEVATIONS
(ANCILLARY USE) **A-14**

08012

07-15-08
09-30-10
05-04-11
09-19-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144





NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

08-30-11
09-19-11

PERIMETER FENCE DESIGN


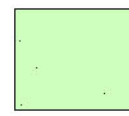
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ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144






PLANT PALETTE (CONT.)


SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
	MYOPORUM X 'PACIFICUM' / PACIFICA SALT BUSH	5 GAL. / 36" O.C.	MASS	LOW
	OENOTHERA SPECIOSA 'ROSEA' / PINK EVENING PRIMROSE	FLATS / 12" O.C.	PINK FLOWERING	LOW
	ROSMARINUS O. 'PROSTRATA' / PROSTRATE ROSEMARY	FLATS / 12" O.C.	BLUE FLOWERING	LOW
	SENECIO MANDRALISCAE / KLEINIA	FLATS / 12" O.C.	BLUE-GREEN FOLIAGE	LOW
	STIPA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	VERBENA PERUVIANA / PERUVIAN VERBENA	FLATS / 12" O.C.	RED FLOWERS	LOW
	MARATHON II FESCUE AT BUILDING AREA / HYBRID BERMUDA TIF GREEN AT GOLF COURSE AREA	SOD	DROUGHT TOLERANT SOD	LOW
VINES	BOUGAINVILLEA 'BARBARA KARST' / BOUGAINVILLEA	15 GAL.	CRIMSON RED BRACTS	LOW

PLANT PALETTE (CONT.)

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / COMMON YARROW	4" POTS / 12" O.C.	FLOWERING	LOW
	ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA	1 GAL. / 36" O.C.	NATIVE	LOW
	CONVOLVULUS CNEORUM / BUSH MORNING GLORY	1 GAL. / 18" O.C.	FLOWERING	LOW
	CRASSULA FALCATA / SICKLE PLANT	1 GAL. / 18" O.C.	RED FLOWERS	LOW
	DROSANTHEMUM FLORIBUNDUM / 'ROSEA' ICE PLANT	FLATS / 12" O.C.	VIBRANT PURPLE	LOW
	ECHEVERIA SPP. / HENS AND CHICKENS	1 GAL. / 24" O.C.	SUCCULENT	LOW
	KALANCHOE BLOSSFELDIANA / KALANCHOE	1 GAL. / 18" O.C.	SUCCULENT	LOW
	LAMPRANTHUS SPECTABILIS / ICE PLANT	FLATS / 12" O.C.	SUCCULENT	LOW
	LIMONIUM PEREZII / STATICE	1 GAL. / 24" O.C.	PURPLE FLOWERS	LOW











GROUNDCOVERS

PLANT PALETTE (CONT.)

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
	ALOE STRIATA 'HYBRID' / ALOE	5 GAL. / 30" O.C.	SUCCULENT SHRUB	LOW
	ANIGOZANTHOS FLAVIDUS / KANGAROO PAW	1 GAL. / 24" O.C.	RED FLOWERS	LOW
	BACCHARIS 'CENTENNIAL' / CENTENNIAL BACCHARIS	5 GAL. / 30" O.C.	EVERGREEN SHRUB	VERY LOW
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	JUNIPERUS SABINA 'BROADMOOR' / JUNIPER	1 GAL. / 42" O.C.	SPREADER	LOW
	MYRSINE AFRICANA / AFRICAN BOXWOOD	5 GAL. / 12" O.C.	LOW HEDGE	LOW
	MYRTUS COMMUNIS 'COMPACTA' / TRUE MYRTLE	5 GAL. / 36" O.C.	LOW HEDGE	LOW
	SALVIA GREGGII / AUTUMN SAGE	1 GAL. / 30" O.C.	RED FLOWERS	LOW
	TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL. / 24" O.C.	PURPLE FLOWERS	LOW

FOREGROUND SHRUBS

PLANT PALETTE

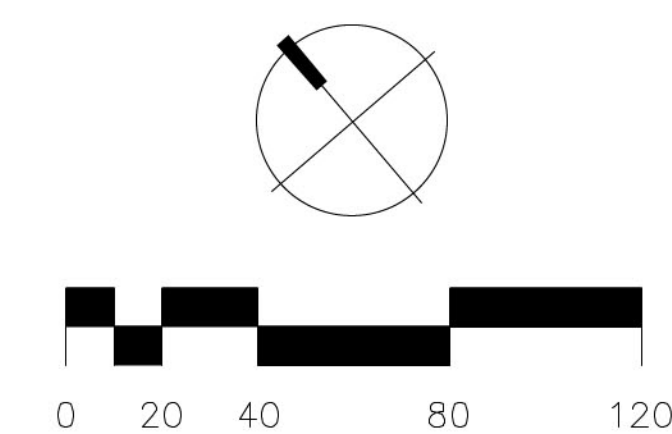
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
EXISTING TREES				
	MISCELLANEOUS EXISTING TREES ON GOLF COURSE		EXISTING TO REMAIN	
	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL		EXISTING TO REMAIN	
	PINUS SPP.		EXISTING TO BE REMOVED	
PROPOSED TREES				
	PHOENIX DACTYLIFERA / DATE PALM	24" BTH	PALM ACCENT	
	ARBUTUS UNEDO / STRAWBERRY TREE	36" BOX	WALKWAY ACCENT TREE	
	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	36" BOX	ENTRY DRIVE TREE	LOW
	QUERCUS AGRIFOLIA / COAST LIVE OAK - OR - FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	36" BOX	ENTRY ACCENT	LOW
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	EVERGREEN PARKING LOT TREE	LOW
BACKGROUND SHRUBS				
	ACCA SELLOWIANA / PINEAPPLE GUAVA	5 GAL. / 42" O.C.	FLOWERING SHRUB	LOW
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL. / 48" O.C.	LARGE EVERGREEN	LOW
	CEANOTHUS G. 'CONCHA' / CALIFORNIA LILAC	5 GAL. / 48" O.C.	NATIVE	VERY LOW
	DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL. / 36" O.C.	SCREENING SHRUB	LOW
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL. / 60" O.C.	NATIVE	LOW
	LEONOTIS LEONURUS / LION'S TAIL	5 GAL. / 48" O.C.	ORANGE FLOWERS	LOW
	LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	MAHONIA 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE MAHONIA	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	MELALEUCA NESOPHILA / PINK MELALEUCA	5 GAL. / 60" O.C.	FLOWERING SHRUB	LOW
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL. / 60" O.C.	NATIVE	LOW
	PHORMIUM TENAX / NEW ZEALAND FLAX	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	SALVIA CLEVELANDII / CALIFORNIA BLUE SAGE	5 GAL. / 48" O.C.	NATIVE	VERY LOW
	TECOMA STANS / YELLOW BELLS	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	WESTRINGIA FLORIBUNDA / COAST ROSEMARY	5 GAL. / 36" O.C.	GREY-GREEN FOLIAGE	LOW
MIDGROUND SHRUBS				
	AGAVE ATTENUATA / FOXTAIL AGAVE	15 GAL. / 30" O.C.	SUCCULENT	LOW
	BOUGAINVILLEA 'LA JOLLA' / BOUGAINVILLEA	5 GAL. / 30" O.C.	FLOWERING SHRUB	LOW
	CEANOTHUS G. 'YANKEE POINT' / CALIFORNIA LILAC	5 GAL. / 30" O.C.	NATIVE	VERY LOW
	CISTUS 'SUNSET' / ROCKROSE	5 GAL. / 3" O.C.	NATIVE	LOW
	EUPHORBIA CHARACIAS / MEDITERRANEAN SPURGE	5 GAL. / 30" O.C.	YELLOW FLOWERS	LOW
	LAVANDULA DENTATA / FRENCH LAVENDER	5 GAL. / 30" O.C.	PERENNIAL	LOW
	MUEHLBERGIA RIGENS / DEER GRASS	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	LOW
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL. / 30" O.C.	PURPLE FLOWERS	LOW
	TARGETES LEMMONII / MOUNTAIN MARIGOLD	5 GAL. / 36" O.C.	YELLOW FLOWERS	LOW

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

09-22-11



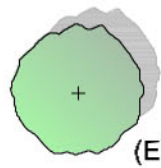
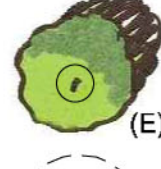
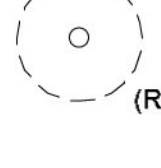






REVISED PRELIMINARY
LANDSCAPE PLAN WITHOUT
ACCESS EASEMENT L-1.1

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144



lee
sak



PLANT PALETTE				
SYMBOL	BOTANICAL / COMMON NAME	COMMENTS		
EXISTING TREES				
	MISCELLANEOUS EXISTING TREES ON GOLF COURSE	EXISTING TO REMAIN		
	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	EXISTING TO REMAIN		
	PINUS SPP.	EXISTING TO BE REMOVED		
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
PROPOSED TREES				
	PHOENIX DACTYLIFERA / DATE PALM	24" BTH	PALM ACCENT	
	ARBUTUS UNEDO / STRAWBERRY TREE	36" BOX	WALKWAY ACCENT TREE	
	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	36" BOX	ENTRY DRIVE TREE	LOW
	QUERCUS AGRIFOLIA / COAST LIVE OAK - OR - FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	36" BOX	ENTRY ACCENT	LOW
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	EVERGREEN PARKING LOT TREE	LOW
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
BACKGROUND SHRUBS				
	ACCA SELLOWIANA / PINEAPPLE GUAVA	5 GAL. / 42" O.C.	FLOWERING SHRUB	LOW
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL. / 48" O.C.	LARGE EVERGREEN	LOW
	CEANOTHUS G. 'CONCHA' / CALIFORNIA LILAC	5 GAL. / 48" O.C.	NATIVE	VERY LOW
	DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL. / 36" O.C.	SCREENING SHRUB	LOW
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL. / 60" O.C.	NATIVE	LOW
	LEONOTIS LEONURUS / LION'S TAIL	5 GAL. / 48" O.C.	ORANGE FLOWERS	LOW
	LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	MAHONIA 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE MAHONIA	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	MELALEUCA NESOPHILA / PINK MELALEUCA	5 GAL. / 60" O.C.	FLOWERING SHRUB	LOW
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL. / 60" O.C.	NATIVE	LOW
	PHORMIUM TENAX / NEW ZEALAND FLAX	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	SALVIA CLEVELANDII / CALIFORNIA BLUE SAGE	5 GAL. / 48" O.C.	NATIVE	VERY LOW
	TECOMA STANS / YELLOW BELLS	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	WESTRINGIA FLORIBUNDA / COAST ROSEMARY	5 GAL. / 36" O.C.	GREY-GREEN FOLIAGE	LOW

PLANT PALETTE (CONT.)				
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
	MYOPORUM X 'PACIFICUM' / PACIFICA SALT BUSH	5 GAL. / 36\" O.C.	MASS	LOW
	OENOTHERA SPECIOSA 'ROSEA' / PINK EVENING PRIMROSE	FLATS / 12\" O.C.	PINK FLOWERING	LOW
	ROSMARINUS O. 'PROSTRATA' / PROSTRATE ROSEMARY	FLATS / 12\" O.C.	BLUE FLOWERING	LOW
	SENECIO MANDRALISCAE / KLEINIA	FLATS / 12\" O.C.	BLUE-GREEN FOLIAGE	LOW
	STIPA TENIUISSIMA / MEXICAN FEATHER GRASS	1 GAL. / 24\" O.C.	ORNAMENTAL GRASS	LOW
	VERBENA PERUVIANA / PERUVIAN VERBENA	FLATS / 12\" O.C.	RED FLOWERS	LOW
	MARATHON II FESCUE AT BUILDING AREA / HYBRID BERMUDA TIF GREEN AT GOLF COURSE AREA	SOD	DROUGHT TOLERANT SOD	LOW
	BOUGAINVILLEA 'BARBARA KARST' / BOUGAINVILLEA	15 GAL.	CRIMSON RED BRACTS	LOW

PLANT PALETTE (CONT.)				
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
GROUNDCOVERS				
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / COMMON YARROW	4\" POTS / 12\" O.C.	FLOWERING	LOW
	ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA	1 GAL. / 36\" O.C.	NATIVE	LOW
	CONVOLVULUS CNEORUM / BUSH MORNING GLORY	1 GAL. / 18\" O.C.	FLOWERING	LOW
	CRASSULA FALCATA / SICKLE PLANT	1 GAL. / 18\" O.C.	RED FLOWERS	LOW
	DROSANTHEMUM FLORIBUNDUM / 'ROSEA' ICE PLANT	FLATS / 12\" O.C.	VIBRANT PURPLE	LOW
	ECHEVERIA SPP. / HENS AND CHICKENS	1 GAL. / 12\" O.C.	SUCCULENT	LOW
	KALANCHOE BLOSSFELDIANA / KALANCHOE	1 GAL. / 18\" O.C.	SUCCULENT	LOW
	LAMPFRANTHUS SPECTABILIS / ICE PLANT	FLATS / 12\" O.C.	SUCCULENT	LOW
	LIMONIUM PEREZII / STATICE	1 GAL. / 24\" O.C.	PURPLE FLOWERS	LOW

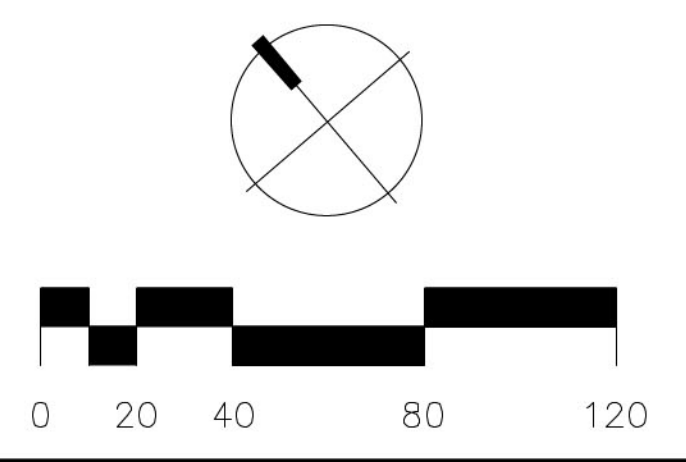
PLANT PALETTE (CONT.)				
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROZONE FACTOR
FOREGROUND SHRUBS				
	ALOE STRIATA 'HYBRID' / ALOE	5 GAL. / 30\" O.C.	SUCCULENT SHRUB	LOW
	ANIGOZANTHOS FLAVIDUS / KANGAROO PAW	1 GAL. / 24\" O.C.	RED FLOWERS	LOW
	BACCHARIS 'CENTENNIAL' / CENTENNIAL BACCHARIS	5 GAL. / 30\" O.C.	EVERGREEN SHRUB	VERY LOW
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. / 24\" O.C.	ORNAMENTAL GRASS	LOW
	JUNIPERUS SABINA 'BROADMOOR' / JUNIPER	1 GAL. / 42\" O.C.	SPREADER	LOW
	MYRSINE AFRICANA / AFRICAN BOXWOOD	5 GAL. / 12\" O.C.	LOW HEDGE	LOW
	MYRTUS COMMUNIS 'COMPACTA' / TRUE MYRTLE	5 GAL. / 36\" O.C.	LOW HEDGE	LOW
	SALVIA GREGGII / AUTUMN SAGE	1 GAL. / 30\" O.C.	RED FLOWERS	LOW
	TEUCRIMUM CHAMAEDRYS / GERMANDER	1 GAL. / 24\" O.C.	PURPLE FLOWERS	LOW

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

09-22-11



REVISED PRELIMINARY LANDSCAPE PLAN WITH ACCESS EASEMENT L-1.2



LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92606-4927
PH. 949-261-1100 F. 949-261-1144

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NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

ENTRY DRIVE SKETCH L-2.1

08012

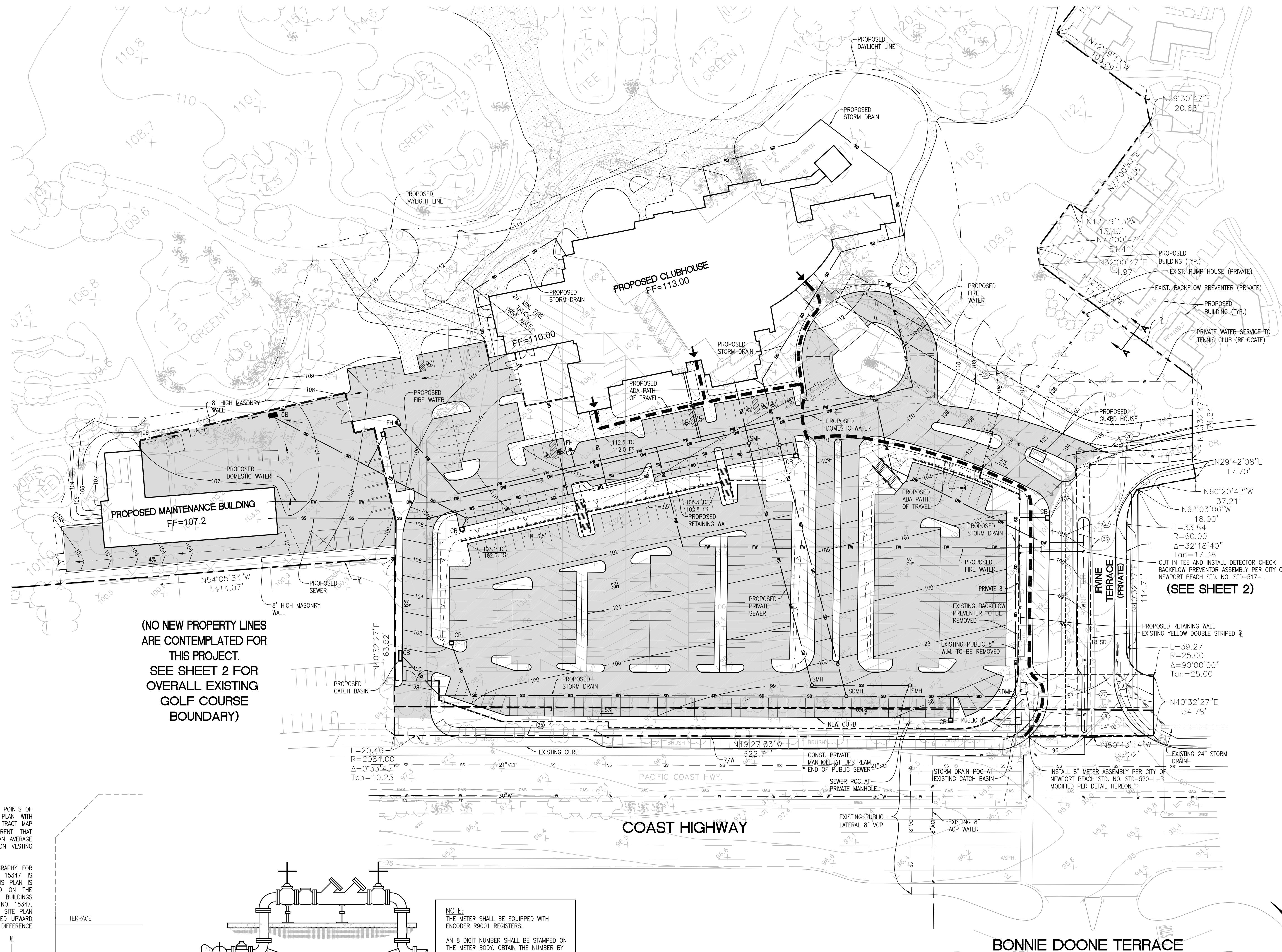
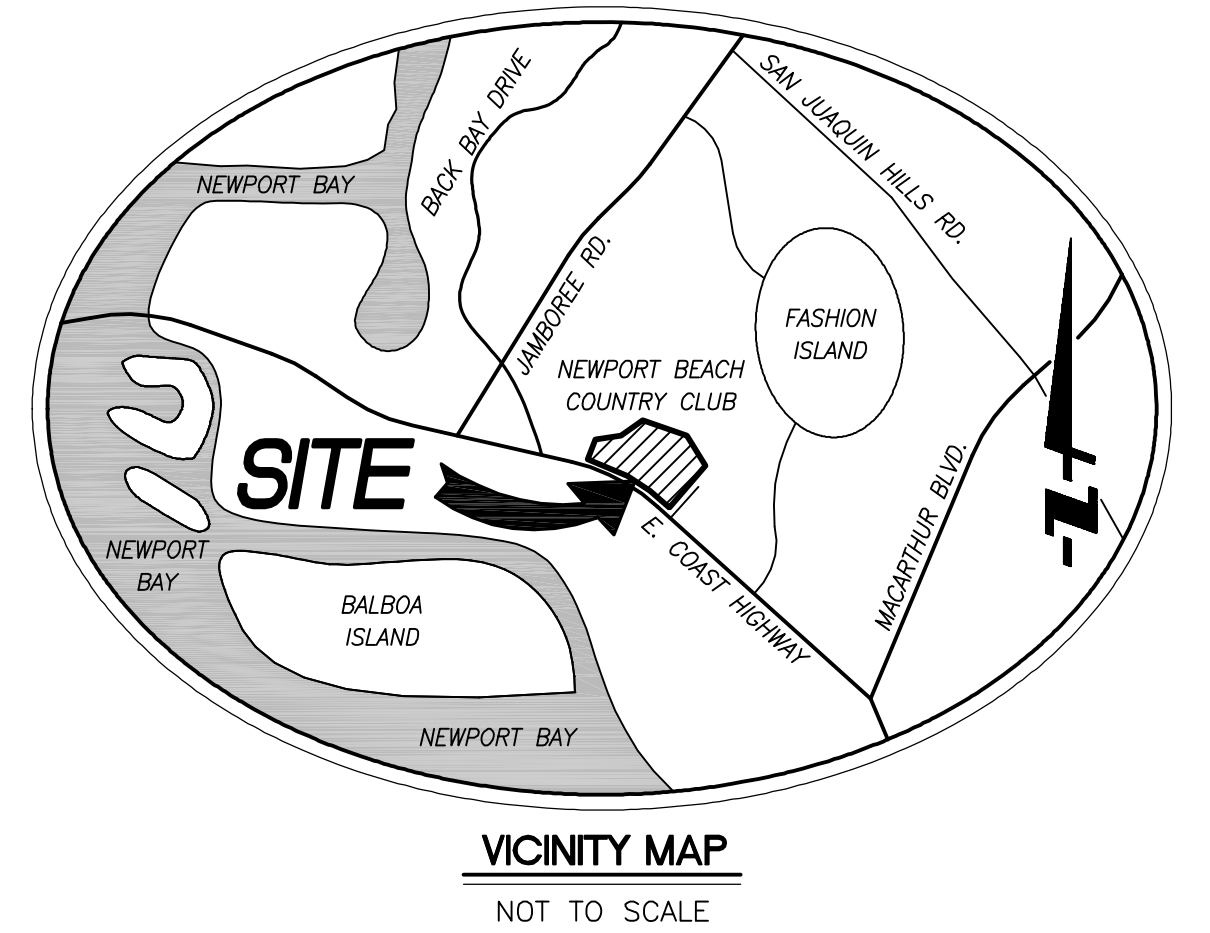
08-28-11



LEE & SAKAHARA
ARCHITECTS, AIA
ARCHITECTURE PLANNING INTERIORS
1000 VAN KAMMAN AVE., SUITE 300
FALLS CHURCH, VA 22034
TEL: (703) 441-1144 FAX: (703) 441-1144



TECHNICAL SITE PLAN FOR NEWPORT BEACH COUNTRY CLUB

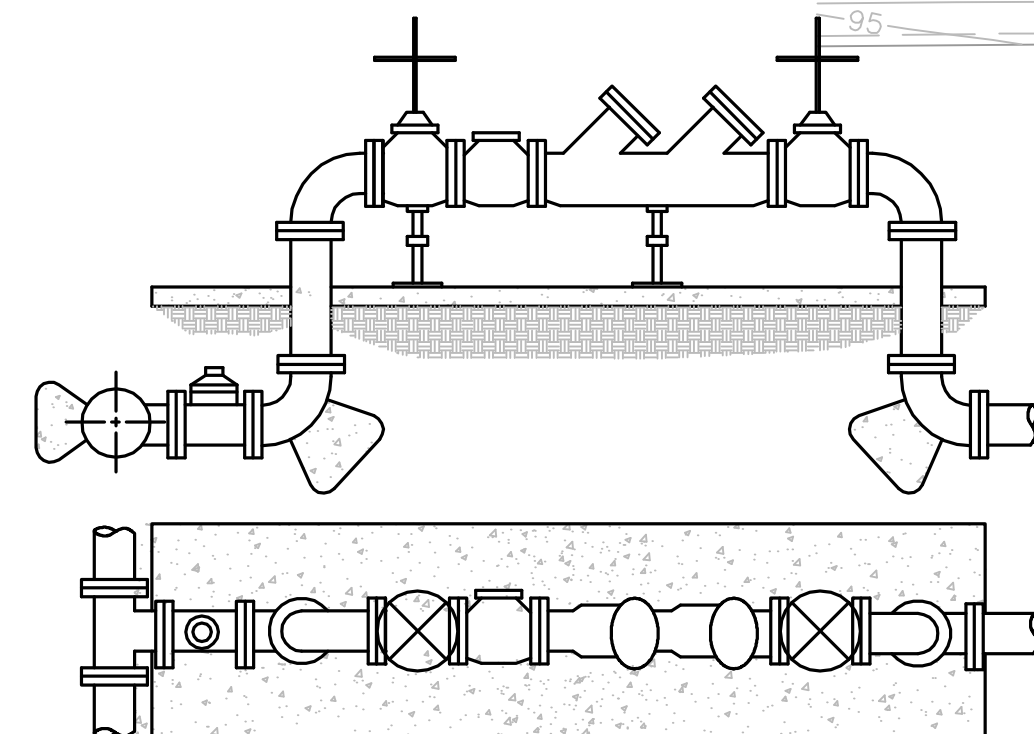
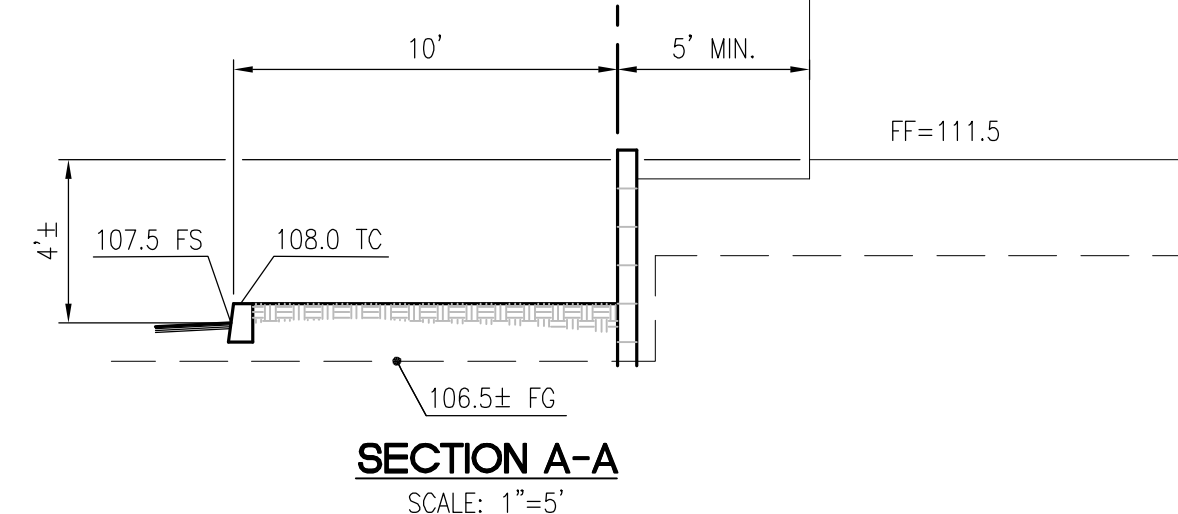


(NO NEW PROPERTY LINES
ARE CONTEMPLATED FOR
THIS PROJECT.
SEE SHEET 2 FOR
OVERALL EXISTING
GOLF COURSE
BOUNDARY)

NOTE:

BY COMPARING ELEVATIONS OF COMMON POINTS OF THE TOPOGRAPHY SHOWN ON THIS PLAN WITH THOSE SHOWN ON VESTING TENTATIVE TRACT MAP NO. 15347 (O HILL), IT IS APPARENT THAT COMMON POINTS ON THIS MAP ARE AN AVERAGE OF 2.2 FEET HIGHER THAN THOSE ON VESTING TENTATIVE TRACT MAP NO. 15347.

THIS EXERCISE SUGGESTS THAT TOPOGRAPHY FOR VESTING TENTATIVE TRACT MAP NO. 15347 IS BASED ON NAVD83 DATUM, WHILE THIS PLAN IS BASED ON NAVD83 DATUM. BASED ON THE FOREGOING, FF ELEVATIONS FOR THE BUILDINGS WITHIN VESTING TENTATIVE TRACT MAP NO. 15347, AS SHOWN ON THE LEE & SAKAHARA SITE PLAN SECTION, HAVE BEEN ADJUSTED UPWARD BY 2.2 FEET TO COMPENSATE FOR THE DIFFERENCE IN DATUM BETWEEN THE PROJECTS.



NOTE:
THE METER SHALL BE EQUIPPED WITH
ENCODER R9001 REGISTERS.
AN 8 DIGIT NUMBER SHALL BE STAMPED ON
THE METER BODY. OBTAIN THE NUMBER BY
CONTACTING THE CITY OF NEWPORT BEACH
WATER METER DIVISION AT 949.644.3011.

NOTE:
VALVES & DEVICES PER CITY OF NEWPORT BEACH STD. STD-520-L-B.
MODIFIED AS SHOWN, WITH COMPOUND NEPTUNE METER AND STRAINER
ASSEMBLY (BYPASS NOT REQUIRED)

LEGEND	
A.D.	AREA DRAIN
B.W.	BACK OF WALK
C.B. WALL	CONCRETE BLOCK WALL
C.F.	CURB FACE
C.L.F.	CHAIN LINK FENCE
C.L.R.	CLEAR
ENC.	ENCROACH
E.P.	EDGE OF PAVEMENT
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.O.W.	FACE OF WALL
F.S.C.	FIRE SPRINKLER CONNECTION
F.S.P.	FIRE SPRINKLER PLUG
G.M.	GAS METER
G.P.	GUARD POSTS
G.H.	OVER HANG
P.A.	PLANTER AREA
P.B.	PULL BOX
P.P.	POWER POLE
P.R.V.	PRESSURE RELEASE VALVE
SCD	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
UC	UNDERGROUND
WM	WATER METER
WV	WATER VALVE
---	EXISTING PROPERTY LINE
---	EXISTING CENTER LINE
SS	PROPOSED CONTOUR
---	PROPOSED BLOCK WALL
---	PROPOSED WROUGHT IRON FENCE
---	PROPOSED DAYLIGHT LINE
SS	PROPOSED SEWER
---	PROPOSED WATER
SS	PROPOSED STORM DRAIN
---	PROPOSED FINISH FLOOR ELEVATION
---	PROPOSED ADA PATH OF TRAVEL
---	EXISTING AREA LIGHT
---	EXISTING STREET LIGHT
---	EXISTING TRAFFIC FLOW
---	EXISTING BUILDING LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING CONC./C.B. WALL
---	EXISTING EXISTING UNDERGROUND WATER LINE
---	EXISTING UNDERGROUND SEWER LINE
---	EXISTING UNDERGROUND STORM DRAIN LINE
---	NEW AC PAVEMENT
---	NEW CONCRETE PAVEMENT

RECORD BOUNDARY NOTE:
BOUNDARY SHOWN HEREON WAS COMPILED FROM RECORD DATA OF AVAILABLE PUBLIC RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EARTHWORK QUANTITIES:

RAW CUT 3,233 CY
RAW FILL 42,288 CY
IMPORT 39,055 CY

NOTE:
IMPORT TO BE GENERATED FROM
WITHIN GOLF COURSE PROPERTY

EASEMENT NOTES:

- ③ TRAFFIC SIGNAL EASEMENT
- ②5 EASEMENT TO BE RELOCATED
- ②5 ACCESS EASEMENT
- ②7 ACCESS EASEMENT
- ③3 WATER EASEMENT

TECHNICAL SITE PLAN 09/22/2011

DEVELOPER:

NEWPORT BEACH COUNTRY CLUB, INC.
1600 EAST COAST HIGHWAY
NEWPORT BEACH, CA 92660
(949) 644-9550

CONTACT: PERRY W. DICKEY
PRESIDENT/COO

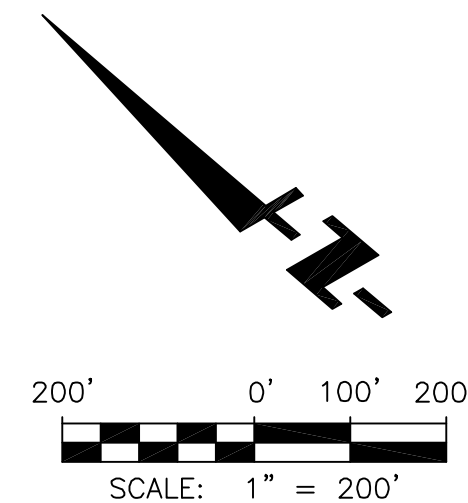
ENGINEER:


FUSCOE
ENGINEERING
16795 Van Korman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

SHEET:

1
OF
2

NO.	DATE	REVISIONS	APP'D.	DATE
08/09/11		FOR PLANNING DEPARTMENT APPROVAL		
05/04/11		FOR PLANNING DEPARTMENT APPROVAL		



ENGINEER:	SHEET:
 FUSCOE ENGINEERING	2 <i>OF</i> 2
16795 Von Karman, Suite 100 Irvine, California 92606 tel 949.474.1960 • fax 949.474.5315 www.fuscoe.com	

NO.	DATE	REVISIONS	APP'D.	DATE
	09/09/11	FOR PLANNING DEPARTMENT APPROVAL		
	05/04/11	FOR PLANNING DEPARTMENT APPROVAL		

Attachment No. PC 2

Alternative Planned Community
Development Plan

Newport Beach Country Club

Alternative Planned Community

Development Plan

Date: ~~August 4~~ October 20, 2011

Ordinance No. ____
Adopted _____

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1.0 INTRODUCTION AND PURPOSE

The Newport Beach Country Club Planned Community District (the PCD) is composed of the Tennis Club and the Golf Club facilities, totaling approximately 145 acres. The PCD has been developed in accordance with the Newport Beach General Plan and is consistent with the Local Coastal Land Use Plan.

The purpose of this PCD is to provide for the classification and development of coordinated, cohesive, comprehensive planning project with limited mixed uses, including the private Tennis and Golf Clubs, 27 short-term rental units called the Bungalows with a spa/fitness area, and 5 semi-custom single-unit residential dwellings called the Villas.

Whenever the regulations contained in the PCD Regulations conflict with the regulations of the Newport Beach Municipal Code, the regulations contained in the PCD Regulations shall take precedence. The Newport Beach Municipal Code shall regulate all development within the PCD when such regulations are not provided within the PCD Regulations.

2.0 GENERAL CONDITIONS AND REGULATIONS

1. Alcoholic Beverage Consumption

The consumption of alcoholic beverages within the PCD shall be in compliance with the State of California Department of Alcoholic Beverage Control and the Newport Beach Municipal Code. A use permit shall be required if the establishment operates past 11:00 p.m. any day of the week and a minor use permit shall be required if the establishment operates until 11:00 p.m. any day of the week.

2. Amplified Music

All amplified music played after ~~7:00-10:00~~ p.m. within the PCD shall be confined within the interior of a building unless a Special Events Permit is obtained.

3. Archaeological/Paleontological Resources

Development of the site is subject to the provisions of City Council Policies K-5 and K-6 regarding archaeological and paleontological resources.

4. Architectural Design

All development shall be designed with high quality architectural standards and shall be compatible with the surrounding uses. The development ~~shall~~ should be well-designed with coordinated, cohesive architecture and ~~planned,~~ exhibiting at the highest level of architectural and landscape quality in keeping with the PCD's prominent location in the Newport Center Planning Area. Massing offsets, variation of roof lines, varied textures, openings, recesses, and design accents on all building elevations shall be provided to enhance the architectural style. Architectural treatments for all ancillary facilities (i.e. storage, truck loading and unloading, and trash enclosures) shall be provided.

5. Building Codes

Construction shall comply with applicable provisions of the California Building Code and the various other mechanical, electrical and plumbing codes related thereto as adopted by the Newport Beach Municipal Code.

6. Exterior Storage Areas

There shall be no exterior storage areas permitted with the exception of the greenskeeper/maintenance area which shall be enclosed by a minimum six foot plastered block wall.

7. Flood Protection

Development of the subject property will be undertaken in accordance with the flood protection policies of the City.

8. Grading and Erosion Control

Grading and erosion control measures shall be carried out in accordance with the provisions of the Newport Beach Excavation and Grading Code and shall be subject to permits issued by the Community Development Department.

9. Gross Floor Area

Gross floor area shall be defined as the total area of a building including the surrounding exterior walls.

10. Height and Grade

The height of any structure within the PCD shall not exceed fifty (50) feet, unless otherwise specified. The height of a structure shall be determined and measured in accordance with the Grade Establishment and Height Limits and Exceptions Sections of the Newport Beach Municipal Code, and any amendments shall be subject to the review and approval of the Community Development Director

11. Landscaping/Irrigation

Landscaping and irrigation shall be provided in all areas not devoted to structures, parking lots, ~~and~~ driveways, walkways, and tennis courts to enhance the appearance of the development, reduce heat and glare, control soil erosion, conserve water, screen adjacent land uses, and preserve the integrity of PCD. Landscaping and irrigation shall consist of a combination of trees, shrubs, groundcover and hardscape improvements. Landscaping shall be prepared in accordance with the Landscaping Standards and Water-Efficient Landscaping Sections of the Newport Beach Municipal Code and installed in accordance with the approved landscape plans prepared by a licensed landscape architect.

12. Lighting – Outdoor

All new outdoor lighting shall be designed, shielded, aimed, located and maintained to shield adjacent uses/properties and to not produce glare onto adjacent uses/properties. Lighting plans shall be prepared in compliance with the Outdoor Lighting Section of the Newport Beach Municipal Code and shall be prepared by a licensed electrical engineer. All lighting and lighting fixtures that are provided shall be maintained in accordance with the approved lighting plans.

13. Lighting – Parking ~~Lots~~ & Walkways

All lighting and lighting fixtures that are provided shall be maintained in accordance with the approved lighting plans. Light standards within parking lots shall be the minimum height required to effectively illuminate the parking area and eliminate spillover of light and glare onto adjoining uses/properties and roadways.

Parking lots and walkways accessing buildings shall be illuminated with a minimum of 0.5 foot-candle average on the driving or walking surface during the hours of operation and one hour thereafter. Lighting plans shall be prepared in compliance with the Outdoor Lighting Section of the Newport Beach Municipal Code and shall be prepared by a licensed electrical engineer.

If the applicant wishes to deviate from this lighting standard, a lighting plan may be prepared by the applicant and submitted to the Community Development Director for review and approval.

14. Loading Areas for Non-Residential Uses

All loading and unloading of goods delivery shall be performed onsite. Loading platforms and areas shall be screened from public view.

15. Parking Areas

Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas of the parking lots shall be kept free of dust, graffiti, and litter. All components of the parking areas including striping, paving, wheel stops, walls, and light standards of the parking lots shall be permanently maintained in good working condition. Access, location, parking space and lot dimensions, and parking lot improvements shall be in compliance with the Development Standards for Parking Areas Section of the Newport Beach Municipal Code.

16. Property Owner Approval

Written property owner approval shall be required for the submittal of any site development review application and/or prior to [grading and/or](#) building permit issuance.

17. Outdoor Paging

Outdoor paging shall be permitted at the Golf Club to call individuals to the tees and at the Tennis Club to call points during tennis tournaments.

18. Sewage Disposal

Sewage disposal service facilities for the PCD will be provided by Orange County Sanitation District No. 5 and shall be subject to applicable regulations, permits and fees as prescribed by the Sanitation District.

19. Screening of Mechanical Equipments

All new mechanical appurtenances (e.g., air conditioning, heating, ventilation ducts and exhaust vents, swimming pool and spa pumps and filters, transformers, utility vaults and emergency power generators) shall be screened from public view and adjacent land uses. The enclosure design shall be approved by the Community Development Department. All rooftop equipment (other than vents, wind turbines, etc.) shall be architecturally treated or screened from off-site views in a manner compatible with the building materials prior to final building permit clearance for each new or remodeled building. The mechanical appurtenances shall be subject to sound rating in accordance with the Exterior Noise Standards Section of the Newport Beach Municipal Code. Rooftop screening and enclosures shall be subject to the applicable height limit.

20. Screening of the Villas from Tennis Courts

Adequate buffering between the Villas and tennis courts shall be provided and subject to the Site Development Review process. The exterior perimeter of the tennis courts facing Granville Condominiums, Granville Drive, and the Tennis Clubhouse parking lot shall be screened by a minimum ten-foot high chain link fence covered by a wind screen. Wind screen shall be maintained in good condition at all time.

21. Screening of the Villas' Pool/Spa Equipment

All pool and/or spa equipment shall be enclosed by a minimum five-foot high block wall plastered or otherwise textured to match the building.

22. Special Events

Temporary special community events, such as PGA Senior Classic golf tournaments, Team Tennis, Davis Cup Matches, and other similar events, are permitted in the PCD, and are subject to the Special Events Chapter of the Newport Beach Municipal Code. Temporary exterior storage associated with approved special events may be permitted provided it is appropriately screened and regulated with an approved Special Event Permit.

23. Temporary Structures and Uses

Temporary structures and uses, including modular buildings for construction-related activities are permitted.

24. Trash Container Storage for Residential Dwellings

Trash container storage shall be out of view from public places, and may not be located in the required parking areas. If trash container storage areas cannot be located out of public view, they shall be screened from public view. Screening shall consist of fences, walls, and landscaping to a height at least 6 inches above the tops of the containers.

245. Trash Enclosures for Non-Residential Uses

All trash enclosures for non-residential uses shall be provided and in accordance with the Solid Waste and Recyclable Materials Storage of the Newport Beach Municipal Code.

256. Tennis Club Site Phasing Plan

The phasing plan for the tennis club site which ~~is~~^{sed} consisted of the tennis club, villas and bungalows shall be subject to a site development review process.

27. Water Service

Water service to the PCD will be provided by the City of Newport Beach and will be subject to applicable regulations, permits and fees as prescribed by the City.

3.0 LAND USE AND DEVELOPMENT REGULATIONS

3.1 Golf Club

Refer to Exhibit B - Conceptual Master Site Plan for the general location and placement of the golf course and clubhouse.

A. **Golf Course**

An 18-hole championship golf course and related ~~practice~~ facilities (i.e. putting green, driving range, snack bar, starter shack, restroom facilities, etc.).

B. **Golf Clubhouse and Ancillary Uses**

1. Building Area

The maximum allowable gross floor area for a golf clubhouse building shall be ~~56,000~~35,000 square feet, exclusive of any enclosed golf cart storage areas ramp and washing area. The ~~cart barn greenskeeper, /maintenance buildings, and~~ snack bar, separate golf course restroom facilities, ~~and starter shack, located at the golf course and similar ancillary buildings~~ are exempt from this development limit.

2. Building Height

The maximum allowable building height for the Golf Clubhouse shall be 50 feet for pitched roof and 45 feet for flat roof design, and shall be measured in accordance with the Height Limits and Exceptions Section of the Newport Beach Municipal Code.

3. Permitted Ancillary Uses

The following ancillary uses are allowed:

- Golf shop
- Administrative Offices
- Dining, ~~assembly,~~ and event ~~facilities~~areas
- Kitchen & Bar areas
- Banquet Rooms
- Men and Women's Card Rooms
- Health and fitness facility
- Restroom and Locker facilities
- Cart and Golf eClub storage areas
- Employee lounge/lunch areas

- Meeting rooms
- Golf Cart Parking Storage and Washing Area
- Separate Snack Bar
- Separate Starter Shack
- Separate Golf Course Restrooms
- Hand Carwash Area
- Golf Course Greenskeeper Maintenance Facility
- Temporary Construction Facilities
- Guard House
- Others (subject to an approval of the Community Development Director)

4. Parking

Parking for the Golf Course and Golf Clubhouse shall be in accordance with following parking ratios (source: from Table 2 of the Circulation and Parking Evaluation by Kimley-Horn and Associates, Inc., September 2009 for Newport Beach Country Club – Clubhouse Improvement Project):

Golf Course: 8 spaces per hole

Golf Clubhouse:

Dining, assembly & meeting rooms: 1 per 3 seats or 1 per 35 square feet

Administrative Office: 4 per 1,000 square feet

Pro Shop: 4 per 1,000 square feet

Maintenance Facility: 2 per 1,000 square feet

Health and Fitness Facility: 4 per 1,000 square feet

5. Fencing

Golf Course perimeter fencing shall be wrought-iron with a maximum permitted height of six (6) feet.

3.2 Tennis Club

Refer to Exhibit B - Conceptual Master Site Plan for the general location and placement of the tennis courts and clubhouse.

A. The Tennis Courts

1. Number of courts

The maximum allowable tennis courts shall be seven lighted tennis courts (six lighted championship courts and one stadium-center court).

B. Tennis Clubhouse and Ancillary Uses

1. Building Area

The maximum allowable gross floor area for the Tennis Clubhouse shall be 3,725 square feet.

2. Building Height

The maximum allowable building height for the Tennis Clubhouse shall be 30 feet for sloped roof and 25 feet for flat roof design, and shall be measured in accordance with the Height Limits and Exceptions Section of the Newport Beach Municipal Code.

3. Permitted Ancillary Uses

The following ancillary uses are allowed:

- Tennis Shop
- Administrative Offices
- Concessions
- Restroom and Locker facilities
- Storage areas
- Spectator seating
- Others (subject to an approval of the Community Development Director)

4. Parking

Parking for the Tennis Clubhouse and Courts shall be a minimum of 28 parking spaces.

3.3. The Villas

Refer to Exhibit B - Conceptual Master Site Plan for the general location and placement of the villas.

1. Number of Units

The maximum allowable number of single-family residential units shall be five (5) ~~single-unit residential dwellings~~.

2. Development Standards

The following development standards shall apply to the Villas:

The Villas Development Standards Table

Villa Designation	Villa A TTM Lot #1	Villa B TTM Lot #2	Villa C TTM Lot #3	Villa D TTM Lot #4	Villa E TTM Lot #5
Lot Size	5,000 square feet minimum				
Lot Coverage (Maximum)	60% maximum 70%	65%	55%	40%	55%
Building Height	39 feet for sloped roof and 34 feet for flat roof design, measured in accordance with the Municipal Code Section 20.30.060 (Height Limits and Exceptions)				
Building Side Yard Setbacks	3 feet minimum				
Building Front and Rear Yard Setbacks	5 feet minimum				
Enclosed Parking Space for Each Unit	2	2	3	3	2
Open Guest Parking Space for Each Unit	One space - could be located on the private driveway – No overhang to the private street/cul-de-sac is allowed				

3.4. The Bungalows

Refer to Exhibit B - Conceptual Master Site Plan for the general location and placement of the bungalows, concierge and guest center, and spa facility.

1. Number of Units

The maximum allowable number of the Bungalows shall be 27 short-term guest rental units to be built in a clustered setting of single and two-story buildings.

2. Permitted Ancillary Uses

The following ancillary uses are allowed:

- Concierge office and guest meeting facility
- Swimming pool and Jacuzzi
- Spa facility that includes treatment rooms, fitness areas, and snack bar serving drinks, snacks and light breakfast and lunch items

2.3. Building Area

The maximum allowable gross floor area for the bungalows shall be 28,300 square feet with a 2,200 square foot concierge & guest center and a 7,500 square-foot spa facility.

3.4. Building Height

The maximum allowable building height for the bungalows shall be 31 feet for sloped roof and 26 feet for flat roof design, measured in accordance with the Height Limits and Exceptions Section of the Newport Beach Municipal Code.

4.5. Building Setbacks

The setback requirement shall be a minimum of 5 feet from any property line.

5.6. Parking

Parking for the bungalows shall be a minimum of 34 parking spaces located in proximity to the use.

3.5 Signs

A. Sign Allowance

1. One (1) single or double-faced, ground-mounted entrance identification sign shall be allowed at or near the vicinity of the Newport Beach Country Club's main entrance ([Country Club Drive](#), Irvine Terrace and/or [Coast Highway](#)). Total maximum signage area shall not exceed one hundred ~~eighty-five~~ ~~(180)~~ [155](#) square feet and shall not exceed ~~ten~~ ~~seven~~ ~~(40)~~ [7](#) feet in height.
2. One (1) single or double-faced, ground-mounted entrance identification sign shall be allowed at or near the vicinity of the Newport Beach Country Club's secondary entrance (Granville). Total maximum sign ~~age~~ area shall not exceed ~~forty~~ ~~(40)~~ ~~seventy-five~~ ~~(75)~~ square feet and shall not exceed ~~six~~ ~~(6)~~ ~~five~~ ~~(5)~~ feet in height.
3. Building identification signs shall be allowed; one for each street frontage. If freestanding, this sign type shall not exceed a maximum height of ~~six~~ ~~five~~ ~~(65)~~ feet in height. The maximum sign ~~age~~ area shall not exceed ~~forty~~ ~~seventy~~ ~~(40)~~ [7](#) square feet.
4. Vehicular and pedestrian directional signs shall be allowed. This sign type may occur as a single-faced or double-faced sign. The

sign shall be sized to allow for proper readability given the number of lines of copy, speed of traffic, setback off the road and viewing distance. This sign type shall not exceed a maximum of ~~eight (8)~~ six (6) feet in height.

5. One (1) single or double faced, ground-mounted identification sign shall be allowed at the entrance road to the Bungalows. Total maximum signage area shall not exceed seventy-five (75) square feet and shall not exceed five (5) feet in height and fifteen (15) feet in length.

B. Sign Standards

1. The design and materials of Aa All permanent signs in the Newport Beach Country Club Planned Community District ~~that are visible from any public right-of-way~~ shall be consistent in accordance with Sign Section 3.5, unless otherwise approved by the Community Development Director.
2. All permanent signs shall be subject to a sign permit issued by the Community Development Department.
3. All signs shall be subject to the review of the City Traffic Engineer to ensure adequate sight distance in accordance with the provisions of the Newport Beach Municipal Code.
4. Sign illumination is permitted for all sign types. No sign shall be constructed or installed to rotate, gyrate, blink or move, or create the illusion of motion, in any fashion.
5. All permanent signs together with the entirety of their supports, braces, guys, anchors, attachments and décor shall be properly maintained, legible, functional and safe with regards to appearance, structural integrity and electrical service.
6. Temporary signs that are visible from any public right-of-way shall be allowed up to a maximum of sixty (60) days and subject to a temporary sign permit issued by the Community Development Department.
7. If the applicant wishes to deviate from the sign standards identified herein, a comprehensive sign program may be prepared or a modification permit application may be submitted for review and consideration by the Zoning Administrator in accordance with the applicable provisions of the Newport Beach Municipal Code.

4.0 SITE DEVELOPMENT REVIEW

4.1 Purpose

The purpose of the Site Development Review process is to ensure new development proposals within the Newport Beach Country Club Planned Community Development are consistent with the goals and policies of the General Plan, provisions of this Planned Community Development Plan, the Development Agreement and the ~~standards~~findings set forth below in sub-section 4.3.

4.2 Application

An approval of ~~s~~Site ~~d~~Development ~~r~~Review application by the Planning Commission shall be required for the construction of any new ~~building~~ structure prior to the issuance of a grading or building permit or issuance of an approval in concept for Coastal Commission. Signs, cart barn, maintenance building, golf course's ancillary structures (i.e. free-standing restroom facilities, snack bar, and starter shack), tenant improvements to any existing buildings, kiosks, and temporary structures are exempt from the site development review process and subject to the applicable City's permits. The decision of Planning Commission is the final, unless appealed in accordance with the Newport Beach Municipal Code.

4.3. ~~Standards~~Findings

In addition to the general purposes set forth in sub-section 4.1 and in order to carry out the purposes of this chapter as established by said section, the Site Development Review procedures established by this Section shall be applied according to and in compliance with the following ~~standards, when applicable~~findings:

1. The development ~~is~~shall be in compliance with all other provisions of the Planned Community District Plan;
2. ~~The~~ Development shall be compatible with the character of the neighboring uses and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surroundings and of the City;
3. ~~The~~ Development shall be sited and designed to maximize the aesthetic quality of the project as viewed from surrounding roadways and properties, with special consideration given to the mass and bulk of buildings and the streetscape on Coast Highway; and

4. Site plan and layout of buildings, parking areas, pedestrian and vehicular access ways, landscaping and other site features shall give proper consideration to functional aspects of site development.

4.4. Contents

The Site Development Review application shall include all of the information and materials specified by the Community Development Director and any additional information review by the Planning Commission in order to conduct a thorough review of the project in question. The following plans/exhibits may include, but not limited to the following:

1. An aerial map showing the subject property, adjacent properties and identifying their uses.
2. Comprehensive elevations and floor plans for new structures with coordinated and complimentary architecture, design, materials and colors.
3. A parking and circulation plan showing golf cart and pedestrian paths in addition to streets and fire lanes.
4. A comprehensive, cohesive and coordinated preliminary landscape plan.
5. A comprehensive, cohesive and coordinated lighting plan showing type, location and color of all exterior lighting fixtures.
6. Comprehensive text and graphics describing the design philosophy for the architecture, landscape architecture, material and textures, color palette, lighting, and signage.
7. Text describing drainage and water quality mitigation measures.
8. A statement that the proposed new structure is consistent with the goals, policies, and actions of the General Plan and Planned Community Development Plan.

4.5 Public Hearing –Required Notice

A public hearing shall be held on all site development review applications. Notice of such hearing shall be mailed not less than ten (10) days before the hearing date, postage prepaid, using addresses from the last equalized assessment roll or, alternatively, from such other records as contain more recent addresses, to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the subject property. It shall be the responsibility of the applicant to obtain and provide to the City the names and addresses of owners as required by this Section. In addition to the mailed notice, such hearing shall be posted in

not less than two (2) conspicuous places on or close to the property at least ten (10) days prior to the hearing.

4.56 Expiration and Revocation Site Development Review Approvals

1. Expiration. Any site development review ~~granted~~ approved in accordance with the terms of this planned community development plan shall expire within twenty-four (24) months from the effective date of final approval as specified in the Time Limits and Extensions Section of the Newport Beach Municipal Code by the City of Newport Beach and California Coastal Commission. if a building permit has not been issued prior to the expiration date and subsequently construction is diligently pursued until completion, unless at the time of approval the Planning Commission has specified a different period of time or an extension is otherwise granted.
2. Violation of Terms. Any site development review ~~granted~~ approved in accordance with the terms of this planned community development plan may be revoked if any of the conditions or terms of such site development review are violated or if any law or ordinance is violated in connection therewith.
3. Public Hearing. The Planning Commission shall hold a public hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing, and shall submit its recommendations to the City Council. The City Council shall act thereon within sixty (60) days after receipt of the recommendation of the Planning Commission.

4.67. Fees

The applicant shall pay a fee as established by Resolution of the Newport Beach City Council to the City with each application for Site Development Review under this planned community development plan.

Attachment No. PC 3

Responses to Planning
Commission Comments on
Draft MND

**Response to Comments
Newport Beach Planning Commission
August 4, 2011**

Newport Beach Planning Commission Comments on the Newport Beach Country Club (IBC) project:

Comment No. 1

Address the aesthetic impacts of the porte cochere

Response to Comment No. 1

The aesthetic impacts of the proposed project have been addressed through the redesign of the clubhouse, porte cochere, and parking lot. As reflected in Exhibit 1, the clubhouse design now reflects a porte cochere that has been relocated farther south, resulting in greater physical separation between that structure and the future bungalows and single-family residential proposed on the adjacent property. The original location of the porte cochere was 128' from the residential area while the current site plan shows the distance at 165'. The porte cochere is currently about 320' from the nearest Villa residence proposed in the GRF development plan, compared to 260' in the prior NBCC site plan proposed by IBC. In addition, the footprint of the clubhouse has also been modified to address the proximity to the land uses proposed to the east. The site plan has been redesigned, including relocation of the porte cochere. As indicated in the initial study, only one Coastal View Road (a segment of Newport Center Drive) is located in the project environs. Site development as currently proposed (i.e., revised site plan) would not obstruct views from that City-designated Coastal View Road due to the intervening landscaping and development that currently exists along Newport Center Drive and in the areas adjacent to the roadway. In addition, views through the subject property from the adjacent properties could not be obstructed by either feature.

Elevations of the proposed golf course clubhouse are presented in Exhibit 2 and Exhibit 3. As illustrated in these exhibits, the top of the roof of the golf course clubhouse will extend up to 46 feet 9 inches, compared to the 23' 9" high existing clubhouse. The elevations illustrate the variable roof heights, articulation, and fenestration proposed for the clubhouse. The cross-sections presented in Exhibit 4 illustrate the relationship between the existing and proposed clubhouses, the existing and proposed grades, and landscaping. As indicated in the cross-sections, up to eight feet of fill will be placed on the site to accommodate the proposed clubhouse and parking lot. The existing clubhouse entry is separated from the main level by 7 internal steps. The proposed building ground floor elevation is 113.0' and the existing clubhouse main floor elevation is approximately 1' lower, resulting in a reduction in the amount of grading of 5,000 cubic yards. The proposed landscaping is intended to reinforce the project character and compatibility with development existing in the project area.

The revised Landscape Concept Plan (refer to Exhibit 5) also integrates additional landscaping into the proposed project to enhance the aesthetic character of the proposed project. In addition to the entry monument and related landscaping at the northwesterly corner of the project site, landscaping is proposed within the median (date palms) and on the west side (date palms and Indian laurel trees) of Irvine Terrace Drive to complement the existing landscape treatment on the east side of that roadway and to create the entry statement for the golf course. In addition, the parking lot will be landscaped with similar species as well as strawberry trees and African sumac. Coast live oak trees will also be located around the porte cochere and date palms, along with special drought-tolerant plantings, will also be integrated into the landscape concept along north side of the access drive extending east from Irvine Terrace Drive to further enhance the aesthetic character of the golf course property.



SOUTH ELEVATION



NORTH ELEVATION

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"

ELEVATIONS

A-7



LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL PLANNING INTERIORS
10000 GARDEN DRIVE, SUITE 300
NEWPORT BEACH, CALIFORNIA 92660
TEL: 949.261.1100 FAX: 949.261.1104

08012

09-07-11 07-15-08
12-23-08
03-25-10
04-12-11
05-04-11



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"

ELEVATIONS

A-8



LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL PLANNING PARTNERS
10000 CALIFORNIA BLVD. SUITE 300
DOWNEY, CA 90241
PH: 800-251-1100 / 800-251-1101

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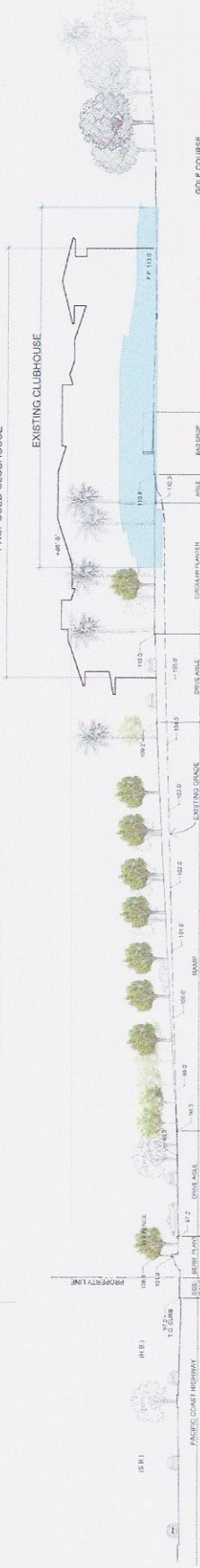
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05-04-11



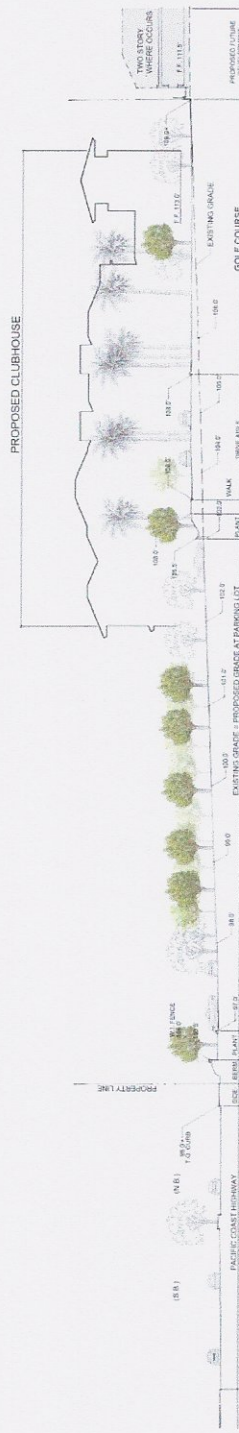
SITE SECTION A-A



SITE SECTION B-B

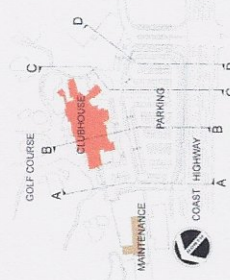


SITE SECTION C-C



SITE SECTION D-D

SITE PLAN 1"=200'-0"



SITE SECTIONS

A-10

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08/12	09-07-11	09-15-09	07-15-08
	11-10-09	12-23-08	
	08-30-10	03-20-09	
	04-24-11	05-01-09	
	05-04-11	05-01-09	

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS & PLANNERS
3040 LAKEMAN AVE. SUITE 300
NEWPORT BEACH, CA 92660
PH: 949.261.1100 FAX: 949.261.1104





PLANT PALETTE (CONT.)

SYMBOL	COMMON NAME	SIZE / SPACING	COMMENTS	PROPAGATION FACTOR
	MONSIEUR L'ARBORESCENT / PACIFIC COAST PALM	5 GAL. / 30' C.C.	MASS	LOW
	GRACILISMA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW

PLANT PALETTE (CONT.)

SYMBOL	COMMON NAME	SIZE / SPACING	COMMENTS	PROPAGATION FACTOR
	MONSIEUR L'ARBORESCENT / PACIFIC COAST PALM	5 GAL. / 30' C.C.	MASS	LOW
	GRACILISMA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW

PLANT PALETTE (CONT.)

SYMBOL	COMMON NAME	SIZE / SPACING	COMMENTS	PROPAGATION FACTOR
	MONSIEUR L'ARBORESCENT / PACIFIC COAST PALM	5 GAL. / 30' C.C.	MASS	LOW
	GRACILISMA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW
	PROSTELIA PACIFIC COAST PALM	FLATS / 12' C.C.	FLORISSANT	LOW

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

REVISED PRELIMINARY
LANDSCAPE PLAN WITHOUT
ACCESS EASEMENT
L-11



LEE & SAKAKURA
ARCHITECTS
10000 N. GARDEN AVE., SUITE 300
DANFORTH, CA 92620
TEL: 949.261.1100 FAX: 949.261.1144

08012

As indicated above, the parking lot will be landscaped with a variety of species that complement the overall landscape theme proposed by the applicant. As illustrated in the cross-sections, the East Coast Highway frontage is landscaped with a berm that extends from the southerly property boundary and rises approximately three feet from the adjacent sidewalk to the base of a 5' 6" decorative wrought iron fence. In either parking lot scenario proposed by the applicant (i.e., with and without the frontage road), the parking lot frontage along East Coast Highway will be landscaped to create a visual buffer along that arterial. In the parking lot scenario without the frontage road, a single row of trees is proposed behind the fence to provide the visual buffer. In the scenario that accommodates the access road, a row of trees is proposed both behind the fence but also along the north side of the access road. As indicated above, a variety of trees and other plant materials have been integrated into the parking lot to filter views from Pacific Coast Highway and the residential development to the south of that arterial.

Comment No. 2

Address the parking impacts (Kimley Horn Traffic/Parking Study)

Response to Comment No. 2

Table 2 of the Circulation and Parking study prepared by Kimley-Horn and Associates, Inc., which reflects a parking ratio of 1 parking space/3 seats or 1 parking space/75 square feet of net public area, references the Newport Beach Zoning Ordinance in place at the time the application was submitted in 2008 and was the parking required for full service, small scale restaurants and/or full service, small scale restaurants accessory uses. As reflected in the proposed site plan, however, the applicant has provided parking for the project based on the requirement proposed in the PCDP, which is 1 stall/3 seats or 1 stall/35 square feet, which results in a greater number of parking spaces. The two parking scenarios are described below.

The applicant has proposed two site development concepts based on the existence of an access easement along the East Coast Highway frontage. The applicant is not a party to the easement and has developed two site plans in order to be responsive to either scenario. If it is determined that the easement does not exist, the revised site plan indicates that a total of 350 parking spaces can be accommodated on-site (refer to Exhibit 6). As indicated in Exhibit 6, a total of 334 parking spaces is required, including 8 handicapped spaces. This alternative parking lot design would result in a surplus of 16 spaces.

As illustrated in that exhibit, vehicles would access the subject property from Irvine Terrace and would continue northwesterly to enter the lower or upper parking lot to park. Alternatively, golfers wishing to utilize the bag drop at the porte cochere would drive to that feature. Following the bag drop-off, vehicles would continue to parking either in the lower parking lot directly opposite the porte cochere or drive to the upper level parking lot located west of the club house or continue driving to enter the lower parking lot from the southerly perimeter drive.

Exhibit 7 reflects the parking lot design if it is ultimately determined that the easement does exist. As indicated in that site plan, a total of 335 parking spaces would be provided, which exceeds the required parking by one parking space. Circulation and parking would be similar to that described above. Although there would be fewer parking spaces in this alternative resulting from the reservation of the access easement, parking provided would exceed the required parking for the proposed golf course clubhouse by one parking space, as indicated above.

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USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses : - Regulation Courses	18 holes	8 spaces per hole	144
Eating & Drinking - Fine Dining - Fine Dining - Mixed Grill - Boardroom / Boardroom / Private Dining - Banquet Room	58 seats 90 seats 40 seats 250 seats	1 stall / 3 seats or 1 stall / 35 sf	146
Other Uses : - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,250 sf 2,150 sf 1,650 sf 1,800 sf	4 stalls / 1,000 sf 2 stalls / 1,000 sf 1 stall / 250 sf	18 18 8
Total parking required :			334
Parking provided : - Standard - Handicapped			341 9
Total parking provided :			350

PROJECT DEVELOPMENT SUMMARY

Project Area	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
	Clubhouse: 1st Floor 214,702 sq. ft. 2nd Floor 23,465 sq. ft.	Clubhouse: 30,083 sq. ft. 1st Floor 20,540 sq. ft. 2nd Floor 9,543 sq. ft.
	Cart Barn: 6,050 sq. ft. Mant. Bldg.: 2,010 sq. ft.	Cart Barn & Bag Storage: 9,310 sq. ft. Mant. Bldg.: 8,655 sq. ft.
	Total Existing Area 31,520 sq. Area	Total Project Area 69,088 sq. Area
Building Heights:	Clubhouse: 23'-9" max. Cart Barn: 12'-0" Mant. Bldg.: 16'-0"	Clubhouse: 46'-9" max. Mant. Bldg.: 21'-0" max.
Site Area	Grass Site Area = 131.52 acres	Grass Site Area = 131.52 acres
Lot Coverage:	30.105 sq. ft. 131.52 ac = 0.526%	49,540 sq. ft. 131.52 ac = 0.872%
Notes:	<p>1. Grass Site Area includes golf course.</p> <p>2. Existing clubhouse includes pool deck, take-off of existing floor plan.</p> <p>3. Existing cart barn and maintenance building areas are from field measurements.</p>	

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/IBC 2006

NOTE

A : REFER TO CIVIL DRAWING FOR GRADES
ON SITE

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

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09-07-11
09-19-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16642 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-4327
PH: 949-261-1100 F: 949-261-1144

SCALE: 1" = 40'-0"

REVISED SITE PLAN WITHOUT
ACCESS EASEMENT
A-2C

PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQ'D PER REQUIREMENT	PARKING (STALLS)
Golf Uses: - Practice - Clubhouse - Courses	18 holes	8 spaces per hole	144
Eating & Drinking Establishments: - Fine Dining - Mixed Grill - Banquet Room - Banquet Room	58 seats 90 seats 40 seats 250 seats	1 stall / 3 seats 1 stall / 35 seats (1 stall / 35 seats)	146
Other Uses: - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,290 sf 2,160 sf 3,565 sf 1,600 sf	4 stalls / 1,000 sf 2 stalls / 1,000 sf 1 stall / 250 sf	18
Total parking required :			334
Parking provided :			336
Total parking provided :			335

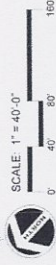
PROJECT DEVELOPMENT SUMMARY

EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Clubhouse: 20,702 sf 1st Floor 2,755 sf 2nd Floor 23,457 sf	Clubhouse: 30,693 sf 20,520 sf 51,213 sf
Cart Barn: 6,050 sf Bag Storage: 2,010 sf Total Existing Area: 31,520 sf	Cart Barn & Bag Storage: 9,310 sf Total Project Area: 60,523 sf
Building Heights: Clubhouse: 23'-9" max Cart Barn: 12'-0" Mant. Bldg.: 18'-0"	Clubhouse: 46'-9" max Mant. Bldg.: 21'-0" max
Site Area: 30,105 sf Coverage: 131.52 ac = 0.525%	Gross Site Area: 131.52 acres 49,940 sf 131.52 ac = 0.872%

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

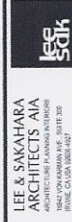
SCALE: 1" = 40'-0"



0 40' 80' 160'

NEWPORT BEACH COUNTRY CLUB

REVISED SITE PLAN WITH ACCESS EASEMENT A-2D



09-07-11
09-19-11

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NEWPORT BEACH, CALIFORNIA

Comment No. 3

Address the land use impacts of the two projects (i.e., interface and cumulative impacts)

Response to Comment No. 3

As indicated in Response to Comment No. 1, redesign of the proposed clubhouse (including the porte cochere) also addresses the land use conflicts identified during the Planning Commission hearing. Specifically, the easterly limits of the proposed clubhouse structure would be located about 131 feet from the nearest bungalow structure, or about the same distance as the prior plan (134 feet). The porte cochere structure is now proposed to be 165 feet from the nearest bungalow, compared to approximately 128 feet in the previous plan; and there is a 95-foot separation between the nearest bungalow and the bag drop area near the porte cochere, compared to about 57 feet in the prior plan. The increased physical separation of these uses, combined with the landscaping proposed by the applicant would effectively "soften" the land use interface between the proposed golf course clubhouse and the future bungalow and residential uses to the west when compared to the previously proposed plan. The redesign of the clubhouse and parking lot also includes the landscaping, which provides additional "softening" of the interface between the proposed Newport Beach Country Club project and the future development proposed to the east. Potential land use conflicts identified in the initial study related to the access roadway alignment would be addressed during site plan review. The banquet facility, with a separate entrance, is the component of the clubhouse anticipated to generate traffic in the evening hours. The location of the banquet entrance is a significant distance from the porte cochere and bag-drop off area. Late night traffic will not create a conflict with the adjacent bungalows as the porte cochere area will not be the main access point for either drop-off or pick-up for banquet event participants.

Comment No. 4

Assess the proposed NBCC Planned Community Development Plan Text

Response to Comment No. 4

The subject property has a zoning designation of PC-47 for the Newport County Club Planned Community. This PC zoning designation was adopted in 1997 by Ordinance 97-10, as a part of the City-wide amendment of the zoning districting maps in order to be consistent with the 1988 General Plan Land Use Element and Zoning Code. The City later assigned the PC with a number of 47 for tracking purposes. Planned Community District Development Plan (development regulations) (PCDP) was not adopted when the PC District zoning designation was assigned to the subject property.

PC-47 also includes the abutting Armstrong Nursery property and the Tennis Club site of the Newport Beach Country Club. The nursery is governed separately by Use Permit No. 3641, which is typical when a PC does not have development standards and the Tennis Club site is governed by Use Permit No. 1492. Upon approval of the proposed project, the boundary of the adopted PC will be clearly defined. As currently proposed, neither the nursery nor the Tennis Club site is a part of the proposed project.

Because the applicant does not own or control the entire area located within the existing Planned Community, a draft PCDP to create and provide zoning development standards and design guidelines for the proposed project has been submitted for only the Newport Beach Golf Course site, which consists of the golf course, its clubhouse and the parking lot. It addresses permitted uses of the golf course, the clubhouse, ancillary support uses, maximum development limits, site development standards, and a plan review process for project compliance and implementation, which would be considered by the Community Development Director. Within the confines of the existing conditions, the draft development plan is

adequate to support the proposed project; however, the benefits of creating a single, cohesive and comprehensive large-scale planned development for the entire site could not be achieved.

Code amendments are legislative acts. Neither the City Municipal Code nor State Planning Law set forth any required findings for either approval or denial of such amendments, unless they are determined not to be required for the public necessity and convenience and the general welfare.

Comment No. 5

Assess the impacts of importing 40,000 cy of earth materials to the golf club site

Response to Comment No. 5

The Mitigated Negative Declaration (MND) for the proposed golf club project included analysis of the impacts related to importing and grading an estimated 39,055 cubic yards of fill as discussed on pages 33 (Air Quality), 77 (Noise) and 80 (Transportation/Traffic). Revisions to the site plan have resulted in the reduction of grading quantities by 5,000 cubic yards, for a total of approximately 34,055 cubic yards of fill. As indicated in the MND analysis, the activities associated with importing the 39,055 cubic yards of fill would result in over 2,600 heavy truck trips during the grading phase of the project, which would create a short-term impact typical of similar construction projects where import/export of material is necessary. Based on the 7-month construction schedule employed to estimate air quality impacts, the 154-day grading phase would result in an average of 17 two-way trips per day over that period. Assuming the grading phase is reduced to 4 months, a total of 30 two-way trips would be generated each day during the grading phase. As a result, the number of trips per hour during a 6-hour day (i.e., peak hour trips are prohibited) would range from three trips/hour based on the 7-month schedule, to five trips/hour based on a 4-month schedule. The reduction of grading quantities by 5,000 cubic yards would result in 2,267 trips and reduce the 7-month schedule to an average of 15 two-way trips per day. The 4-month schedule would result in 26 two-way trips per day. The number of trips per hour would range from 2.5 trips/hour for the 7-month schedule to 4.3 trips/hour for the 4-month schedule. In order to minimize these potential impacts, MM-10 has been prescribed, which requires the applicant or contractor to prepare a Construction Staging, Parking and Traffic Control Plan. This plan must be approved by the City and specifically limits dirt hauling to non-peak hours (refer to MM-10 on pp 83-84 of the IS/MND). Therefore, no significant impacts on peak hour traffic would occur as a result of the dirt hauling operations. Nonetheless, a variety of other measures are also required to be included in the Construction Staging, Parking and Traffic Control Plan to ensure that impacts on daily traffic along Pacific Coast Highway and the project environs is minimized. These features include estimating the number and types of vehicles that will occur during each phase, proposed arrival/departure routes, and operational safeguards (e.g., flagmen, barricades, etc.). Noise and air quality impacts associated with the importation of fill material have been addressed in the initial study.

Correspondence

Item No. 2a & 3a

Newport Beach Country Club

PA2005-140 and PA2008-152

Mary Stapleton

642 Ramona Drive

Corona del Mar, CA 92625

October 17, 2011

Newport Beach City Council *and*
Planning Commission

Re: Project File Numbers: PA2005-140 and PA2008-152, Newport Country Club

RECEIVED

2011 OCT 17 AM 10:10

OFFICE OF
THE CITY CLERK
CITY OF NEWPORT BEACH

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COMMUNITY
OCT 17 2011
DEVELOPMENT
CITY OF NEWPORT BEACH

Regarding the Notices of Public Hearings: Please read and place this concern in your files.

The parking issues have not been addressed. It is a significant problem to the residents close to the intersections of Irvine Terrace and Pacific Coast Highway.

Whenever there is a big event, the Country Club parking lot is covered over by big vans, or, as in the past, by a tennis court. The only parking for workers and attendees is offered offsite, far away, with shuttle transfer to the event. No one wants to do this when they can just park in Irvine Terrace and take a short walk to the event. Someone puts a weak sign at the entrance to Irvine Terrace to say "no event parking in Irvine Terrace" which is just an invitation to passersby to drive in there and park.

This has been tolerable for short periods of time for Toshiba Golf, for example. However, with a hotel there trying to maximize income, I foresee a lot of events in the future with many many occasions where Irvine Terrace residents will be greatly impacted by event parking.

Public parkers obliterate resident parking. They obliterate resident's guest parking. They park on the street corners blocking traffic turning views and also blocking the use of the cut down handicap curbs. They park jutting into resident's driveways. Once I couldn't even get out of my driveway. They throw trash on the ground, bottles, papers, cigarettes, etc. And, they have a screw you attitude if I happen to see them and mention anything to them about how they are parking.

Offsite parking requirements with shuttles do not work.

The Irvine Terrace streets affected by the Country Club event parkers are Bonnie Doone, Malabar, Ramona, Santanella, Serenade and Dolphin Terrace.

You, as the City Council, have the chance now to make sure that a huge parking structure is mandatory for the development, one which has plenty of room for *all* the Hotel workers, *all* the Country Club Members and *all* the event attendees. Make the developers show you their plans for sufficient parking *before you approve* the project.

Please address this issue now and in all future discussions about the development. We are counting on you to protect us.

Cordially,

Mary

Mary Stapleton